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November 1959

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STATEMENT REQUIRED BY THE ACT OF AUGUST 24, 1912, AS AMENDED BY THE ACTS OF MARCH 3, 1933, AND JULY 2, 1946 (Title 39, United States Code, Section 233) SHOWING THE OWNERSHIP, MANAGEMENT, AND CIRCULATION OF THE JOURNAL OF HOUSING, published 11 times yearly (August-September issues combined), at Chicago, Illinois, for October 1959.

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Dorothy Gazzolo
(Signature of editor)

Sworn to and subscribed before me this 15th day of October, 1959.

Florence F. Hinchey
Notary Public Seal
(My commission expires October 4, 1963)

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Personals

MALCOLM A. BURROWS
has resigned as deputy director of the District of Columbia Redevelopment Land Agency to become assistant to the director of the National Association of Home Builders' National Housing Center, also in Washington, D.C. In his new post, Mr. Burrows will be working on the promotion and planning of the use of housing center facilities by both industry and outside groups. Mr. Burrows, whose contributions to the district's redevelopment program in 1955 won him the title "Outstanding District Employee" of the year (see June 1956 JOURNAL, page 199), is a longtime NAHROite, active both on the national and regional council levels.

GORDON HOWARD,
Urban Renewal Administration deputy assistant commissioner for program planning was named to succeed Malcolm Burrows as deputy director of the District of Columbia Redevelopment Land Agency (see above), effective November 2. In the federal housing service since 1941, Mr. Howard brings to the RLA post a familiarity with the local program dating back to when the district undertook the pioneer Southwest Area B redevelopment project; Mr. Howard at the time was area supervisor for the federal agency. In 1955, he was given a special assignment—establishing liaison between all federal agencies involved with housing—and later was cited by the Housing and Home Finance Agency for "outstanding performance" of this duty (see June 1956 JOURNAL, page 206). Prior to his federal connections, Mr. Howard had been in the real estate mortgage business and had held various other housing and planning posts.

ERNEST J. BOHN,
executive director of the Cleveland Metropolitan Housing Authority, has added another to the long list of local, state, and national honors that have been bestowed upon him through the years: in October the Knights of Columbus named him "Catholic Man of the Year." His church activities include the city's Catholic Charities Corporation and its advisory board, which he has served as chairman; the national Catholic Charities Conference; the local chapter of Knights of Columbus, which he has served as president; and others. Professionally, Mr. Bohn has an international reputation as a slum fighter. A former state legislator and city councilman, he helped to shape legislation needed to improve housing conditions in Ohio and in his home city and his talent and knowledge are constantly being sought, also, for dealing with problems of national import. Currently, for example, he is helping to plan the 1960 White House Conference on Children and Youth and the 1961 White House Conference on Aging and he serves on the Advisory Committee on Housing and Community Development that was recently set up by the Housing and Home Finance Agency (see July-August JOURNAL, pages 227 and 228). At NAHRO's 25th Annual Confer-

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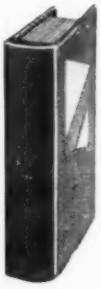

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ence last year, Mr. Bohn was one of the Association's "founding fathers" honored at the annual banquet (see November 1958 JOURNAL, page 357). Not only was he one of the organizers, but he served as the Association's president during the first three crucial years of its life and, since then, he has served on the Board of Governors and on numerous committees. At present, Mr. Bohn chairs NAHRO's Public Housing Policy Committee (see September JOURNAL, page 269).

WALTER ALESSANDRONI
has resigned as executive director of The Philadelphia Housing Authority to accept appointment by President Eisenhower as United States attorney for the eastern district of Pennsylvania. **Thomas J. McCoy** is serving as acting executive director of the authority until a permanent successor is named. Mr. Alessandroni, during his 12 years with the housing authority, kept in touch with events on the legal front and, at the time of his appointment, was serving a second term as chancellor of the Philadelphia Bar Association (he was the youngest man ever to hold the office). His leadership in initiating reforms in the local court system won for him special recognition from both the Pennsylvania and the American bar associations. Prior to joining the local housing authority in 1947, Mr. Alessandroni had held a number of posts with the municipal government, starting, when he was 26 years old, with that of executive secretary to the mayor.

ROBERT RUMSEY
has given up the executive directorship of the Richmond, California redevelopment agency in the series of personnel shifts that started early this year with the naming of Annabelle Heath to replace Justin Herman as Housing and Home Finance Agency administrator in Region VI (see April JOURNAL, page 115). Mr. Herman took on the executive director spot with the San Francisco redevelopment agency (see June JOURNAL, page 188) and now Mr. Rumsey has gone to join him as assistant director. Other links in the chain:

Thomas C. Bell, formerly chief planner and assistant director of the San Francisco redevelopment agency, has been named executive director of the Richmond agency to succeed Mr. Rumsey.

Douglas C. Myers, formerly real estate officer for the Richmond agency, has joined the Alaska Housing Authority as urban renewal supervisor.

George W. Emerson, formerly of the California division of highways, takes over the Richmond post vacated by Mr. Myers.

JOHN E. HIRTEN, JR.
has resigned as executive director of the Stockton, California redevelopment agency, effective December 1, in another shift that, indirectly, is connected with recent changes in the San Francisco redevelopment picture (see Rumsey "Personal," above). Mr. Hirten also moves to the Golden Gate City, where he takes over as executive director of a new citizens group that has been created out of a union of the Blyth-Zellerbach Committee and the old San Francisco Planning and Housing Association—a merger inspired by brightened prospects for redevelopment progress in the city. (The Blyth-Zellerbach Committee, a group of financiers who have in the past made generous contributions to local renewal efforts—see October JOURNAL, page 322—have pledged the new organization, to be known as San Francisco Planning and Urban Renewal Association, $30,000 for each of the next three years and other business groups are also expected to chip in.) Mr. Hirten joined the Stockton redevelopment agency almost two years ago, after having been with the Little Rock housing authority. He was the California city's first redevelopment director and his contributions to the local program have been highly praised. The *Stockton Record* put it this way: ". . . Mr. Hirten brought to his job not only sound experience but also a philosophy of compassionate concern for families subject to relocation and an appreciation of public relations and public participation. . . ."

Perhaps highest compliment paid to Mr. Hirten, however, was the naming of his old friend and assistant director, **John H. Jacobs,** as his successor. This action was hailed in local newspapers as "a strong bid to maintain continuity of policy and direction." Mr. Jacobs, who also has been with the agency almost since its start, takes over the executive directorship just as land acquisition is about to begin in the city's first urban renewal area, the East Stockton Addition (see October JOURNAL, page 320).

Named to succeed Mr. Jacobs as assistant director in Stockton is **Albert D. Keisker,** a field representative for the Housing and Home Finance Agency in San Francisco. In his federal job, Mr. Keisker had been working with the Stockton agency in connection with the East Stockton Addition and a less advanced project, known as the West End.

ANATOLE A. SOLOW,
who left the Pan American Union in August after having served for 12 years as chief of its division of housing and planning, has taken a position as a housing and planning adviser with the State Department's International Cooperation Administration. His first assignment will be in Nicaragua, where a substantial city planning and low-cost housing program is being developed with U.S. cooperation. Mr. Solow, a long-time NAHRO member and an active participant in the Association's International Committee, left the

"RIC" SOLANO LEAVES NAHRO

Richard V. Solano, editorial associate with the JOURNAL, NAHRO staff assistant for the Technical & Maintenance Section, and editor of the *TMIS Newsletter*, left the Association this month to take on an assignment with the Public Administration Service in Caracas, Venezuela. In Caracas, Mr. Solano will be working on problems connected with operation of the Banco Obrero "super bloques" (see October JOURNAL, page 311).

Mr. Solano was with NAHRO for about two years. During that time, he helped to improve on established T&M services, initiate some new ones, and, in general, developed a close working relationship between the NAHRO offices and the section. Norman Crecelius of St. Louis, immediate past chairman of the section, put it this way: "The T&M Section is certainly going to miss his enthusiastic, ever-willing, and nontiring efforts in conducting the NAHRO office activities required for the section program. He has been dependable in his commitments and thorough in his accomplishments."

No successor is to be named for Mr. Solano until after members' ballots on the proposed Association reorganization are tallied. If the reorganization is approved, the position is to be redefined, probably with the staff person working with T&M to be responsible, also, for staff liaison with members working on other aspects of the public housing job.

Pan American Union when a new administration abolished the housing and planning division. During his tenure with the division, he devoted his energies and talent to building up a significant program of housing and planning in the Americas, efforts that culminated in the establishment of the world renown Inter-American Housing Center (CINVA—see January 1956 JOURNAL, page 8) in Bogota Colombia.

HAROLD ROBINSON
has received special commendation for "outstanding accomplishments in developing and expanding a well-rounded housing program" during a tour of duty with an International Cooperation Administration mission in Chile. Notification of the honor came from L. J. Saccio, acting director of ICA, who said of Mr. Robinson's work: "In less than one year you developed, with no increase in program expenditures, an across-the-board housing program which extends through all government agencies, as well as the private sector. In addition, your assistance to the chamber of commerce of the building industry has resulted in the favorable stimulation of Chilean private enterprise associated with building and construction."

LOUIS GRANDGENT,
technical section chief in the Public Housing Administration's Atlanta office, retired last month. Mr. Grandgent was one of those architects who joined the public housing movement when it was just getting started and, except for what he calls "his adventure to Chile in the Point-Four Program," he has been in the field ever since. Having been among the first to move into the Altanta PHA office when it was set up in 1942, Mr. Grandgent is well known to housing authorities in the southeast and, according to George Davis, assistant director in the Atlanta office, they "appreciate what he has meant to the program. We have often boasted that projects built while Louis Grandgent was architect will not only last for the 40 years of bonded debt—they will last for 100 years." Prior to getting into public housing, Mr. Grandgent had been in private practice; an architect with a building program at Antioch College; and with the Tennessee Valley Authority. Said he, in a farewell address before coworkers and friends: "While a person may lose something of individuality in serving as part of a big organization, as I have for more than half my working life, yet he enjoys the thrill of big doings, the miracle of organized accomplishments, and enterprises that are worth while in the public interest. This thrill is our recompense in public housing."

THE REV. J. R. ROUNTREE
resigned in October as chairman of the Kinston (North Carolina) Housing authority, a post he had held since 1939, when the authority was organized. During his almost 20 years in public housing service, the Reverend Mr. Rountree helped develop a local program that today includes five projects. Named to fill the authority vacancy created by Mr. Rountree's resignation is The Reverend **Douglas A. Bell,** pastor of Gordon Street Christian Church, while **John C. Hood, Sr.,** already a member of the authority, moves into the chairmanship.

RUTH T. MORREL,
management supervisor of the Dallas housing authority, in October was cited by the Texas Federation of Business and Professional Women's Clubs as "A Woman of Distinction" in the business world and in her community, which, says her boss, Authority Executive Director James Stephenson, "she truly is!" Mrs. Morrel received the award at a banquet held in connection with National Business Women's Week. The award presentation speech, in part, went like this: "Public housing is highly regarded in Dallas, due in great part to the fine work of Mrs. Morrel in this city since its beginning. She is considered outstanding in her field and is eagerly sought as a resource person for planning of housing projects . . . Mrs. Morrel, because of the outstanding service you have rendered to many thousands of people individually and to the community as a whole in your work in public housing . . . and because you are a great humanitarian . . . we are privileged to salute you. . . ."

Credited with having been the first person west of the Mississippi to have been in the public housing business, Mrs. Morrel, even before passage of the 1937 housing act, set up an office in Dallas in preparation for the arrival of Washington planners who were to work on what is known as the Cedar Springs Place project, a PWA demonstration project. This year she completes her 24th with the Dallas authority. A 20-year NAHRO member, Mrs. Morrel has been active in the Southwest regional council—serving on the management and leasing and occupancy committees; currently, she is chairman of the public relations committee and editor of the region's *Southwest Information*. Locally, she is a member of the Council of Social Agencies, the Texas Social Welfare Association, and the Texas Society of Aging.

KATHRYN CONDRAY
is another public housing personality who was honored during National Business Women's Week (see Morrel "Personal," above). Mrs. Condray, executive director of the Paris (Texas) Housing Authority and a NAHRO member, was selected by the Business and Professional Women's Club of which she is a member as the "Outstanding Business Woman of the Year." In addition to her public housing activities, Mrs. Condray is a member of the chamber of commerce, the Red River Valley Council of Industrial Good Will, and the American Legion Auxiliary.

PAUL M. CAMPBELL
has returned to his job as general manager of Greenbelt Homes, Incorporated at Greenbelt, Maryland after a United Nations Technical Assistance Administration assignment in the British West Indies (see May 1957 JOURNAL, page 151). Mr. Campbell has promised the JOURNAL an article describing the self-help rural housing program he helped to develop for the UN in Jamaica.

DANIEL A. NAUGHTON,
an attorney, has been appointed a member of the Housing Authority of Jacksonville, Florida, to fill the unexpired term of Joseph Erskine (see "Recent Deaths," page 351).

JOHN V. DEVERIN,
for 12 years comptroller for the Perth Amboy housing authority, has left that

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post to join the Urban Renewal Administration in the Pittsburgh field office. A hard worker in behalf of public housing accountants and improved accounting practices, Mr. Deverin has served on NAHRO's national Accounting Committee and on the accounting committee of the Middle Atlantic Regional Council.

SAMUEL RUBIN,
chairman of the Monroe, Louisiana housing authority, acting as "ambassador-at-large" for American Legion Commander Preston Moore, this summer had an audience in Paris with Mrs. Charles de Gaulle, wife of the French president. Mr. Rubin, a member of the Monroe authority since 1940, presented Mrs. de Gaulle with a jeweled brooch in the shape of a French army tank as a gift from the American Legion.

RALPH M. BARNES
has joined the staff of Candeub, Fleissig & Associates, community planning and urban renewal consultants. Mr. Barnes, formerly principal planning technician in the bureau of planning of the New York State Department of Commerce, is now in charge of CF&A's Boston office.

RECENT DEATHS—
Joseph M. Erskine, commissioner of the Jacksonville, Florida housing authority, on July 20. Mr. Erskine, part owner and president of a Jacksonville food brokerage firm, had served with the authority continuously since 1939. He was 72 years old.

Henry Wilton Sturges, who retired in 1952 as the Public Housing Administration's general housing manager in San Diego county, in September. Mr. Sturges, 81, was a long-time NAHRO member.

News Notes

RATES ON HOUSING AUTHORITY NOTE, BOND SALES UP AGAIN

Rates on both short-term notes and long-term bonds to finance housing authority operations climbed to new highs in fall sales.

In the last batch of sales reported in the JOURNAL (see July-August JOURNAL, page 226), going rate on bonds was 3.7760 per cent and, on temporary notes, 2.377 per cent. In an October sale, bond rates were up to 3.8614, while prices on temporary notes, which dipped slightly in August, soared up in two later sales to reach an unprecedented 3.041 per cent in October. Specifics on the late summer and fall actions follow.

Bond Sale

Sixteen housing authorities sold as many issues of bonds in an October 20 sale—the 25th of its kind—to bring total sales figure for the day to $102,145,000. The sale brought the total amount of all new housing authority bonds marketed to date to $2,732,609,000.

As mentioned above, average borrowing cost for the October sale was 3.8614, rise of .0854 over rates in the previous bond sale, held in May. Issues traded in October have an average maturity of 25.55 years.

Temporaries

There were three more sales of temporary notes since the July-August JOURNAL report: on August 11, September 15, and October 14.

August sale: First drop in borrowing costs since early in the year (see March JOURNAL, page 78), was recorded, as 80 housing authorities marketed 82 issues of temporary notes at an average rate of 2.232 per cent. Sales for the day aggregated $151,801,000, with the heaviest borrowers being the New York City, New Orleans, and Washington, D. C. housing authorities.

Trading action was somewhat slower in August than during the previous sale: the 11 bids received amounted to only 3.8 times the sales completed, while in July, bids had amounted to five times the sales. Big buyers in August were Chemical Corn Exchange Bank and The Chase Manhattan Bank, whose purchases, respectively, amounted to $60,202,000 and $43,552,000.

September sale: After the August dip, interest rates again went up in September, when 100 housing authorities sold 102 issues of temporary notes at an average cost of 2.889 per cent. Highest rate was paid by the Archer City, Texas authority, which sold an $87,000 issue at 3.37 per cent; the Newark Housing Authority got the most favorable rate recorded for the day, 2.45 per cent, on a $558,000 issue. Heaviest borrower again was the New York City Housing Authority, which marketed a total of $26,596,000 in notes. The issues went to 13 out of 23 bidders; Morgan Guar-

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anty Trust Company and Chemical Bank New York Trust Company headed the list, with purchases totalling $50,337,000 and $40,882,000, respectively. Average maturity date for all issues traded: 7.38 months.

October sale: Ninety housing authorities sold 95 issues aggregating $158,390,000. Average interest rate was 3.041 per cent, with the range going from a high of 3.37 per cent—paid by both the Bryson, Texas and the Warren, Ohio authorities—to a low of 2.79 per cent, price at which one of the Chicago Housing Authority issues was traded. The Philadelphia Housing Authority, with issues totalling $22,492,000, and the New Orleans authority, with $20,361,000, had the big offerings of the day. Average maturity on notes traded: 7.52 months.

Issues went to 19 out of a field of 32 bidders. Biggest purchases were made by Chemical Bank New York Trust Company—$84,213,000—and a Puerto Rico syndicate—$28,310,000.

DEMOCRATS AND REPUBLICANS BEGIN TO DEFINE '60 ISSUES

The major political parties are beginning to cull from the pot those issues that will make up the party planks for the 1960 national elections. Some idea of what Republicans and Democrats will each have to say about housing and urban renewal can be gleaned from developments reported below.

Republicans: The Republican Committee on Program and Progress—it was started under former National Committee Chairman Meade Alcorn to develop a statement of long-range objectives for the party—recently released a four-part series of "task force" reports. One of these, entitled *Human Rights and Needs,* includes a section on housing.

Task force housing recommendations, in general, emphasize the need for accelerated private housing construction and whatever federal assistance is needed to achieve this goal, such as expanding the flow of mortgage credit and encouraging private research into new construction techniques. "Looking ahead to 1976," says the report, "millions of new dwelling units must be built for the new households that will be forming. It will also be necessary to replace decrepit and unsanitary dwellings that are unfit for habitation and other units that are demolished to make way for highways or commercial building."

As to urban renewal, the statement says: "Renovation or replacement of existing units is a necessity to preserve the cores of our cities from 'urban rot.' We must enable these cities to transform themselves by slum clearance and redevelopment programs to serve as the centers of the urban areas where three-fourths of our population will live. . . ."

There is no mention in the report of public housing.

Democrats: While no statement indicating specifically what the Democrats will stand for in the way of housing and urban renewal in 1960 has as yet been issued, the army the party has mustered to shape policy on urban and suburban problems includes some real veterans of the war on slums. Included in a 23-member advisory committee named to handle this job, for example, are such well known slum-fighters as: Mayor Richard C. Lee of New Haven, committee chairman; Catherine Bauer Wurster of the University of California; William Wheaton, director of the University of Pennsylvania's Institute for Urban Studies and president of the National Housing Conference; B. T. Fitzpatrick, former general counsel for the Housing and Home Finance Agency; New York City Redeveloper James H. Scheuer; Mayor Robert Wagner, Jr., of New York City; Mayor Richardson Dilworth of Philadelphia.

ACTION "HEISKELL AWARD" TO HONOR RENEWAL LEADERS

The American Council To Improve Our Neighborhoods (ACTION) has created an award "for outstanding contribution to the achievement of good cities" in honor of the organization's retiring chairman, Andrew Heiskell, publisher of *Life* magazine. Establishment of the award was announced at ACTION's sixth annual meeting, held October 9 in New York City.

The Andrew Heiskell Award, a bronze medallion and certificate, is to be presented from time to time to those leaders in the urban renewal field whose contributions are considered by the ACTION board to have merited special recognition. Mr. Heiskell is being presented with a copy of the resolution setting up the award in his honor and the first medallion to be cast, "in remembrance of this occasion and of the great esteem in which he is held by his fellow board members."

Mr. Heiskell, one of those who helped to organize ACTION (see November 1954 JOURNAL, page 380), during his more than five years as chairman helped to develop the nationwide citizens group into a significant force at work to awaken Americans everywhere to the need for saving their cities (see July 1956 JOURNAL, page 240). Mr. Heiskell, who continues with ACTION in the newly-created office of chairman of the executive committee, is being succeeded as chairman of the over-all council by Roy W. Johnson, director of the Advanced Research Projects Agency in Washington, D. C.

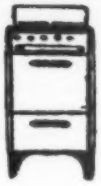
NATIONAL HOMES BUYS OUT SIX COMPETING PREFABERS

National Homes Corporation—leading producer of prefabricated homes in the nation—late this summer bought up six of its competitors, some of them big names in the field. The new holdings give National 11 plants in 11 states, with a production capacity of around 42,000 houses a year, or about half of all prefabs produced in the United States today. Experts predict it won't be long before National is able to hit a production mark of better than 50,000 a year . . . that is, if a suit seeking to halt the acquisitions, filed in late November by the United States attorney general, does not upset the apple cart.

The companies absorbed by National include: Knox Corporation of Thomas, Georgia; Lesco Homes of Martinsville, Virginia; American Houses of Allentown, Pennsylvania and Lumberton, North Carolina; W. G. Best Factory-Bilt Homes of Effingham, Illinois; Thyer Manufacturing Company of Toledo, Ohio and Collins, Mississippi; and Fairhill Homes of Memphis. Plans call for the companies to keep their separate corporate identities, though new models, materials, and marketing techniques—a la National—will be introduced into each.

National Homes' growth from a small business selling to franchised builder-dealers to the top spot in the prefab field was no easy matter. As *Fortune* magazine has put it:

"Once National's prefabs were 'like the measles' to builders. Now the company is virtually the prefab industry. To get there it had to become banker, mortgage broker, technical adviser, and evangelist." Headed by a former builder, James R. Price, National, in addition to its more standard operations, is moving ahead with plans to finance some 55 housing developments (35,000 houses) from a fund (estimated at around 25 million dollars) especially set up to help builder-customers buy up large tracts of land.



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NHC AND COOPERATIVE LEAGUE SPONSOR OVERSEAS STUDY-TOUR

"Slums as we know them in America do not exist. Each country has and has had for many years the kind of legislation needed to do a total job. . . ."

That's what Francis X. Servaites, executive vice-president of the National Housing Conference, had to say about what he and ten other participants observed on an overseas housing study-tour that took place in September. The tour was co-sponsored by NHC and the Cooperative League of the USA.

The 11 student-tourists were kept hopping during the three-week overseas junket: they conferred with officials of the ministries of housing in Sweden, Denmark, Germany, the Netherlands, France, and England; they talked with people responsible for local housing programs in each country; they visited numerous housing developments, both completed and under construction; and they chatted with tenants of occupied units. Says Mr. Servaites: "In every country we visited, the high-, the low-, and the middle-income families were able to find housing within their means."

Along with Mr. Servaites on the tour were: Jerome Belson, national director of housing for the Amalgamated Meat Cutters and Butcher Workmen of North America (AFL-CIO); J. Zelin of West New York, New Jersey, Mr. Belson's associate; Aloys P. Kaufmann, former mayor of St. Louis and now president of that city's chamber of commerce; R. Emmet Concannon, Mr. Kaufmann's associate; Theo. J. McGee, chairman of the Columbus, Georgia housing authority and a former NHC president; Mr. and Mrs. Robert E. Riley of Birmingham—she is assistant director of the Rural Housing Authority of Jefferson City; Robert Schutz, chairman of the Berkeley, California housing committee and a member of the Co-op Parliament of Atherton, California; George Link, renting director of First Housing Company, Incorporated of Flushing, New York; and Beatrice S. Friedman of the New York City Housing Authority.

STATE ASSOCIATIONS REPORT ELECTIONS; A RENEWAL MEET

News emanating from state housing associations indicates a busy fall season. The items: the Arkansas Council of Housing Authorities was in on sponsorship of the first statewide conference on planning, renewal, and housing ever to be held in Arkansas; three state associations—the Tennessee Association of Housing and Redevelopment Authorities, the Carolinas Council of Housing Authorities, and the Georgia Association of Housing Authorities—each recently elected new officers. Details follow.

Arkansas Conference

Governor Orval Faubus and Senator J. W. Fulbright (D) were scheduled as home-state headliners at the Arkansas conference, held November 19 and 20 in Little Rock. Co-sponsored by the state council of authorities, the University of Arkansas, and Urban Progress Association—an organization of Little Rock business leaders (see June JOURNAL, page 204)—the conference was aimed at demonstrating the interdependence of planning, redevelopment, and housing in the framework of urban progress.

Conference program included speeches and panel discussions on such topics as: city problems in Arkansas; the "workable program;" the responsibilities of the public official, the business leader, and the civic organization in community development. Among participants were the top federal officials from the Fort Worth regional offices of the Housing and Home Finance Agency, the Urban Renewal Administration, and the Public Housing Administration: W. H. Sindt, Robert C. Robinson, and Marshall W. Amis, respectively. Knox Banner, executive director of the Little Rock Housing Authority, was both a program planner and a program participant.

Elections

Results of the three recent state association elections follow.

Tennessee. Howard R. Poston, executive director of the Kingsport Housing Authority, was elected president of the Tennessee Association at the organization's 20th annual meeting, held September 23-25 in Gatlinburg. Other new officers include three vice-presidents—James Rhea Clemmons, executive director of the Lebanon authority; Robert C. Hembree, executive director of the Knoxville authority; and E. Harry Thomas, executive director of the Jackson authority—and a secretary-treasurer, George Guy, executive officer of the Nashville authority.

Georgia. New officers of the Georgia Association of Housing Authorities are: W. T. Johnson, executive director of the Dalton housing authority, president; E. B. Hilliard, executive director of the Camilla authority, vice-president; and Mrs. Emily S. Kicklighter, executive director of the Glennville authority, secretary-treasurer.

Carolinas. Elected at the annual

meeting of the Carolinas Council of Housing Authorities were Carl L. Jones, Jr., executive director of the Laurinburg, North Carolina housing authority, president; James F. Daniel, Jr., executive director of the Greenville, South Carolina authority, vice-president; and Marian Sosnik, assistant director of the Winston Salem, North Carolina authority, secretary-treasurer.

IMPORTANCE OF HOUSING ACTION RECOGNIZED BY "OUTSIDE" GROUPS

That housing and renewal are getting growing recognition as "everybody's problems" is evident in the way these subjects have turned up lately on the programs of organizations not directly connected with the programs. Some recent examples follow.

—*the Association of Community Councils of Metropolitan Chicago* devoted its entire eighth annual fall conference to the theme of "Community Planning and Action for Housing." The conference, held October 10, went into such specifics as: "Community Programs for Housing;" "Housing All Chicago;" "Rental Sale Housing;" "Public Housing: Yes or No, Where and How Much?" Featured speakers included such people as Julia Abrahamson, former executive director of the Hyde Park-Kenwood Community Conference; Alvin Rose, executive director of the Chicago Housing Authority; Mrs. Frederick Rubel, executive director of the Metropolitan Housing and Planning Council; Charles A. Blessing, director of the Detroit City Plan Commission.

—*United Community Services of Metropolitan Boston* in October staged a housing conference—theme was "Working Together to Build Better Public Housing Development Neighborhoods" — at Boston's Columbia Point project. Conducted under the auspices of the Red Feather agency's recreation, informal education, and group work division, the conference featured as keynoter Fern Colborn of the National Federation of Settlements and Neighborhood Houses, a past chairman of the NAHRO-National Social Welfare Assembly Joint Committee on Housing and Welfare. Miss Colborn's topic was one familiar to JOURNAL readers: "Public Housing Is People." Among other conference participants were: *from the Boston Housing Authority*—Administrator Francis X. Lane, Anna A. Comerford, Thomas Geagon, William Hutchinson, John H. Kelliher, John Steele; *from the Massachusetts State Housing Board*—Director Frank Morris; and, *from the Medford Housing Authority*—Francis J. Fischer.

—*the National Safety Council* devoted a session of its 47th annual congress and exposition, held in October in Chicago, to "Family Living in the Sixties." Featured speakers were Assistant Professor Robert Hess of the University of Chicago, who spoke on "Changing Patterns in Family Living," and James E. Lash, executive vice-president of the American Council To Improve Our Neighborhoods (ACTION), whose topic was "Changes in Family Environment." Chairman of the session was Victor Petchul, editor of *Appliance Manufacturer*.

—*American Institute of Park Executives* also gave housing attention at its big meeting of the year. At the institute's 61st annual conference, held in September in Philadelphia, members heard Herman D. Hillman, regional director in the Public Housing Administration's New York City office, discuss the common goal of park executives and public housing officials: ". . . to promote the health, welfare, and safety of the American people." Mr. Hillman described the low-rent housing program; explained PHA philosophy in regard to recreation facilities at low-rent projects; and concluded by urging more cooperation between park executives and public housing officials to achieve a better urban environment. Said Mr. Hillman: ". . . it behooves all of us to be concerned with the major crises of our times and the solutions provided through slum clearance, urban renewal, and provision of decent and wholesome homes for low-income families. . . ." Suggesting that a housing liaison committee might be set up to work with PHA staffers and local housing authorities, he said: "Neither housing alone nor parks alone can undertake to solve the problems of an increasingly complex urban development. We must understand one another's problems and take cognizance of each one's part in the over-all complex."

SCHOOLS CONTINUE TO SPUR HOUSING AND RENEWAL DRIVE

Here's more evidence of how universities are getting into the housing and renewal act. Rounding out the last such report to have appeared in the JOURNAL (see July-August JOURNAL, page 229), the items below include two describing student projects that could pay dividends in terms of better-planned urban renewal projects and others describing training opportunities offered this fall by two universities.

Student Projects

Columbia University. Redevelopment of the heart of the nation's capital may be the result of a study launched in October, when 15 Columbia University graduate students spent a weekend in Washington, D. C. at the invitation of the city's Junior Chamber of Commerce. The Jaycees undertook sponsorship of the study, according to a spokesman for the group, in order "to provide a practical and long-range contribution for civic improvement. . . ."

Students participating in the study all are currently enrolled in the urban planning division of Columbia's school of architecture. But they were selected from a variety of undergraduate backgrounds, because, according to Dr. Harry Anthony, associate professor of planning and housing at Columbia and director of the study, the complex problems involved in redevelopment planning can be solved only by teams trained in a number of different fields. Students selected got their initial university training in architecture, engineering, economics, sociology, law, and landscaping.

The study is to be conducted in four phases: (1) Detailed examination of the physical, social, and economic factors as they now exist in the study area—an area that includes the downtown commercial district; some important government buildings, including the White House and the Capitol; a large residential area; and other major cultural and business facilities. (2) Diagnosis of present development trends and outlining of future needs of the city. (3) Preparation of plans by each of the students. (4) Development from the individual plans of a collaborative final plan.

Study is expected to be completed next spring, when findings *(Continued column three, page 366)*

1959 HOUSING ACT—
is Administration applying a "pigeonhole" veto?

The 1959 housing act managed to survive two Presidential vetoes, to come out of the wringer only a little the worse for wear (see October JOURNAL, page 315). But, while Congress failed to bend under the veto treatment, some of the starch may yet be taken out of the housing act by more subtle means: what could be called a "pigeonhole" veto.

Here's what's happening: by instituting new hold-the-line policies and by pigeonholing action on rules and regulations needed to implement some of the provisions of Public Law 372, the federal agencies appear to be doing administratively what the White House failed to get Congress to do legislatively. The end result: the 1959 housing act is being administered almost as though it were the skimpier White House-supported bills... bills that got nowhere on Capitol Hill. Details follow.

URBAN RENEWAL

Word from the Administration early this year was that for renewal all it would support was either (1) a six-year program based on a formula of diminishing federal participation or (2) a one-year, 100 million dollar capital grant authorization, with 100 million dollars more to be available at the President's discretion. Congress, instead, came up with 350 million dollars now, with another 300 million dollars available come next July. From recent statements made by federal agency topnotchers have come clues to impending actions that appear to be geared to bringing use-value of the congressional authorization more in line with what the Administration wanted. Here's what can be expected:

1—A shift in emphasis from all out redevelopment operations to rehabilitation projects (rehab projects cause much less of a drain on the federal cash register). Word is that rehabilitation specialists will be assigned to each of the Urban Renewal Administration regional offices in an effort to help put in motion what has been called a "nationwide rehabilitation industry"—an industry to be made up of contractors, realtors, architects, etc.

2—A tightening up of "workable program" requirements, with the possible result that fewer communities may qualify for federal renewal money. In line with the shift to rehab emphasis (see above), in handing out certifications and recertifications, more weight will be put on evidence that communities are doing something about slum prevention. Further evidence of the new stress being put on the "workable program": the naming of Ben T. Perry III to the newly created post of special assistant to the Housing and Home Finance Agency administrator for "workable programs."

3—Federal agencies will get tough with communities that they consider to have been doing too much planning and too little rebuilding. Urban Renewal Administration Commissioner David Walker put it this way: "You can study Freud as long as you want to but sooner or later you have to go out with girls—sooner or later you have to get into urban renewal." It has been rumored that the new get-tough policy could lead to turn-downs on applications in process and cancellation of already approved projects.

PUBLIC HOUSING

How the Administration feels about public housing was pretty well summed up by HHFA Administrator Mason at a meeting of mortgage bankers in September. Said he: ". . . the federal government has labored with this program and the red tape it has engendered long enough. Public housing is violently opposed by many. No one seems to want it built near them . . . There are thousands and thousands of units authorized and unbuilt in all of our large cities, so it is time we stopped and took a look at the problem, instead of going blithely along just as we have in the past." Where the Administration wanted nothing for public housing, however, Congress provided 37,000 units. But, as in renewal, a more-than-one-way-to-skin-a-cat philosophy seems to be at work. The signs:

1—Reports have appeared here and there to the effect that the Public Housing Administration has been ordered to go slow on signing contracts for new units. What could help to serve this purpose: a new policy, announced at NAHRO's annual conference last month, requiring local governing body approval of both a site and an alternate site before a community can get any of the new units authorized.

2—PHA has said that cities with backlog projects on the books will not get any new allocations and, further, that long-stalled projects may be cancelled.

3—PHA has decided to eliminate the preliminary planning loan—a fact that means cities new to the program will have no federal financial aid to get together documentation that PHA now requires.

4—Federal agencies apparently will do little or nothing to improve public understanding and attitudes about the program. An example: Not until it got to be public knowledge that HHFA had suppressed a PHA pamphlet telling how good a thing low-rent housing has been for the elderly was the booklet finally released.

OTHER PROGRAMS

Presented below is a brief rundown showing how some of the other provisions of the new housing act are faring under the "pigeonhole" veto.

Housing for the aged—The new 50 million dollar direct-loan program authorized by Congress is not likely to get off the ground. Program needs an appropriation to get going. Report is that the Administration will not ask for the cash and, it has been said, "if Congress sees fit to provide it, the President will impound the money."

For the aged, the administration, apparently, prefers pushing the new Federal Housing Administration Mortgage insurance program. Rules are being written to set it up.

Private housing boosters — The things the nation's home builders and realtors liked best about FHA provisions in the 1959 housing act—lower downpayments and increased maximum mortgages—apparently have been put in a "for future reference" file.

A cluster of the New Albany prefabs. Rowhouses pictured each have four one-bedroom units.

New Albany Knows About Prefabs From Experience

In 1957, Congress made designs based on modular measure a requirement for public housing wherever feasible. As a result, prefabrication, long in the shadows, emerged again as a factor in the low-rent program. While here and there prefab public housing has since shown up (notably in Cedartown, Georgia's celebrated scattered-site project—see January 1958 JOURNAL, *page 10), around the whole idea there still hovers a skepticism based, largely, on experience with wartime temps and reflected in such questions as: Will prefabs stand up? Are they fire hazards? Do they cost too much to maintain? In an effort to get answers to these and other questions, the* JOURNAL *turned to the New Albany, Indiana housing authority, which in the early '50s pioneered with the use of prefabs for permanent low-rent housing. The following article is the result.*

It was in 1951 that New Albany, Indiana became the stage for a test of the feasibility and practicality of using factory-built structures for permanent low-rent housing (see August 1951 JOURNAL, page 264). What the experiment has shown after an eight-year trial, according to the local housing authority: that prefabs can be built to stand the test of time and hard use; that they cost less to maintain than conventional units; that, in the right community, they can be an attractive asset.

The story of New Albany's pioneering project—a picture of the plus and minuses of prefabrication as they have emerged in the history of what is known as the Parkview project—is presented below.

Why Prefabrication?

The New Albany housing authority launched the prefab experiment at a time when the home-manufacturing industry was still suffering from the disenchantment that had set in with factory-built wartime temporaries. But the authority had what it believed to be some good reasons for considering the use of prefabs in the Parkview project.

In the first place, there was the cost factor. The Parkview proposal was drawn up at a time when construction bids for public housing jobs across the country were exceeding estimates by 10 to 30 per cent. The authority believed that by including some factory-built structures in its proposed project, the cost figure could be brought down considerably.

There were other factors, too: Gunnison Homes, a pioneer in the prefab field, was one of the community's leading industries; the company's product, therefore, was one that was well known and thoroughly accepted by the people of the community. Further, the site selected for Parkview—open land adjacent to a wooded area that eventually was developed into a park—seemed to lend itself to the kind of structures for which Gunnison was known. It was felt that the factory-produced houses would help create an environment more in keeping with the pattern of housing in the community than would the type of buildings more usually associated with public housing.

PHA

The authority, on the basis of the above factors, in 1950 submitted a proposal to the Public Housing Administration for the construction of a low-rent project of 350 units, part of which were to be prefabs.

William Bergeron, director of the Chicago PHA office, already had been giving the idea of prefabricated low-rent units for small-

er communities some consideration when the New Albany proposal was submitted. As a result, machinery was quickly put in motion to determine whether the idea was a sound one.

PHA staffers studied prefabricated units being offered on the private market to see how they compared with federal standards; they went to New Albany to look at the kind of housing typical of the community; and they studied, in particular, the kind of housing being produced by Gunnison.

The Bidding

PHA's look at the prefab field led to approval of a bidding procedure for the New Albany project that would permit contractors to submit offerings optionally on conventional and/or factory-produced construction methods, as long as whatever prefab units were proposed met PHA standards for livability and durability.

Bids for the project job were opened in June 1951. The low bid —based on a mixture of conventional and prefab units (Gunnison) —was 10 per cent under the estimate that had been submitted to PHA. Per unit costs for the prefabs came to only $3710, including plumbing, heating, and lighting facilities (nondwelling construction, site improvement, etc., are not included).

Gunnison House Adapted

While the successful bidder for the construction of Parkview had based his bid on the Gunnison prefab, the producer's house had to be specially adapted for public housing use.

In the first place, Gunnison, up until that time, had produced only single-family residences. Prefabs for the Parkview project were to be in duplex and rowhouse buildings.

Further, PHA, because of the sad history of the wartime temporaries, was skeptical of how the plywood exteriors customarily used by Gunnison would stand the test of time. Plywood alone, PHA believed, would require too much upkeep and brick veneer, which was considered for a time, was rejected as being too expensive (Cedartown's scattered-site prefabs are finished in brick veneer). In the end, PHA

The New Albany housing authority reports that prefabricated units cost no more to keep up than have conventionally-constructed units, such as those pictured above.

A prefabricated duplex made up of four-bedroom units.

Box Score

HOUSING ACTS OF 1949, '54, '55

WORKABLE PROGRAM ACTIONS

Total number approved as of September 30: 1013.
Recertifications approved August 31 to September 30: 45.
Programs being processed but not yet approved during September: *new*—81; *recertifications*—201.
Number of programs expired (no report on recertification), as of September 30: 80.

PROGRESS OF URBAN REDEVELOPMENT—URBAN RENEWAL

(As of September 30, 1959)

Projects by Current Status

	Capital Grant Reservations	Approved for Planning	Approved for Execution
Projects	640†	229	358
Localities	380*	191	229
Amount	$1,317,198,789	...	...

†Includes 26 completed projects in 21 localities.
*Smaller than the sum of components because cities have projects in more than one category. Locations are in 42 states, the District of Columbia, and Puerto Rico.

Financial Assistance Authorized for Projects

	Contracts Executed	Contracts Authorized	Contracts Cancelled
Planning Advances	$46,794,046*	$866,512	$4,766,450
Temporary Loans	$996,609,972†	$25,111,506	$73,492,970
Capital Grants	$810,855,838	$21,805,260	$6,036,230

*Includes $19,795,714 in planning advances repaid and $362,844 in advances written off.
†Includes $115,898,160 in temporary loans repaid. In addition, there is $300,546,117 in nonfederal loans outstanding.

Source: Urban Renewal Administration progress reports

PROGRESS OF PUBLIC HOUSING

(As of September 30, 1959)

Progress of Projects

	Under Annual Contributions Contract*	Construction Started	Construction Completed
Units	99,373	25,077	247,352
Projects	577	170	1,773
Localities	444	133	1,002

*Construction not started.

Source: Public Housing Administration progress report

HOUSING ACT OF 1954 (SECTIONS 314, 701)

Section 314 Demonstration Grants

Total number approved during September: 0. The total, which includes 10 completed demonstration projects, remains at 28 as of September 30.

Section 701 Planning Assistance

As of August 30, contracts had been executed for 270 projects, affecting 160 small municipalities and 110 metropolitan, regional, or other areas. Totals include 39 completed undertakings.

FEDERAL HOUSING ADMINISTRATION PROGRAMS

(Mortgages insured, Section 220, 221—Cumulative as of September 1959)

	Section 220		Section 221	
	New	Existing	New	Existing
Homes	1163 (1209 units)	31 (40 units)	8219	2144
Projects	70 (16,184 units)	...	14 (3048 units)	1 (10 units)
Amount*	$211,746,200	$352,200	$101,493,332	$18,551,700

*Combined total, homes and projects.

Source: Federal Housing Administration report of operations

settled for plywood interiors and asbestos-shingle siding exteriors.

The Parkview project has 202 units in specially-adapted Gunnison buildings; the prefabs include 40 one-bedroom units; 118 three-bedroom units; and 44 four-bedroom units. In addition, the project has 148 two-bedroom units in conventionally-constructed two-story frame structures.

With the use of two-story conventional buildings, the authority was able to bring the project up to the required density, despite the more land-consuming rowhouse and duplex design of the prefabs. Also, with all the extra-big and extra-small units concentrated in the prefabs, the authority can house large families and the elderly in the one-story buildings, which are best suited to their needs.

Prefab Advantages

Aside from the initial advantages—low construction cost and the speed with which prefabs were able to be put up (two a day)—New Albany's factory-built housing, according to the local authority's housing manager, Albert A. Fischer, through the years has proved to have other advantages. Among them are the following:

—*Livability.* As was mentioned above, the provision of accommodations suitable for large families and the elderly in one-story prefab structures has made for a kind of built-in livability—for the large family, the setup provides a maximum amount of "home-of-our-own" atmosphere, while, for the elderly, it provides easy access to the outdoors and visits with neighbors. Also, the plan has permitted tenants to keep up their own gardens . . . a fact that has contributed to the over-all attractiveness and "hominess" of the project, qualities that have won acclaim from local newspapers and from visiting housing officials.

—*Durability.* The prefabs have withstood plenty of hard knocks. Says Mr. Fischer: "We have had some families which have given a good test to the abuse of these buildings; but our experience has been that after renovation at a small cost, these units can be put in first-class condition."

—*Maintainability.* Maintenance work required in the prefabs has been no heavier—and perhaps it has been lighter—than that in the

conventional buildings, according to the authority. Jobs that are required usually cost less and the fact that no interior painting of the plywood walls has been needed—except for ceilings and trim—has helped to hold down the over-all maintenance pricetag. Heating costs, even during such unusually cold winters as that of 1958, have been only normal and other of the disadvantages usually associated with prefabrication, such as termite and foundation problems, have never materialized in the New Albany project.

Suggested Improvements

While in general satisfied with the Parkview prefabs, Mr. Fischer does have some suggestions for changes for the better. Some of these follow:

—*Ceilings.* New Albany's experience has shown that ceilings in prefabs have a tendency to warp. What Mr. Fischer believes is called for: some design improvements.

—*Asbestos-shingle siding.* The siding insisted upon by PHA has turned out to be one of the unsatisfactory features of the project, according to the housing authority. The shingles, Mr. Fischer says, become watersoaked after a hard rain and require more care than would another kind of finish.

—*Sound and fireproofing.* The New Albany prefabs could have better sound and fireproofing qualities, says Mr. Fischer. While neither noise nor fires have been out of proportion in Parkview's prefabs, as compared to the conventional buildings, it is the authority's feeling that some improvements should be made.

In Sum . . .

In short, while it is admitted that there is some room for improvement, New Albany's experiment with prefabrication is in general considered to be a gamble that paid off; the local authority is on almost all counts happy with the way the test turned out; the people of New Albany, according to a local newspaper, consider ". . . the neat, attractive homes an important asset to the community;" and PHA's Chicago office considers the New Albany project, not only "one of the best in the region" but, also, proof—in plywood—that prefabrication has a place in the low-rent housing field.

SCATTERED-SITES: OLD IDEA CATCHES ON

Scattered-site public housing is not a new idea: Canada's Central Mortgage and Housing Corporation (the national housing agency) during the war years helped communities to construct defense housing, some of which was in scattered projects; Connecticut in 1947 set up a temporary veterans housing program that yielded many state-city aided scattered projects; and, in the federally-aided program, the Menomonie, Wisconsin housing authority since 1952 has had under occupancy a 60-unit low-rent project, with dwellings scattered throughout the community.

However, it was not until 1957—when Cedartown, Georgia launched its much heralded experiment with scattered sites (see January 1958 JOURNAL, page 10) that the idea really began to catch on. Just how popular the concept has become is evident from reports solicited by the JOURNAL from each of the regional Public Housing Administration offices: all across the country there are signs of a new emphasis in planned "scatteration" for low-rent projects under way or proposed.

In terms of the number of scattered-site ideas in the works, most active part of the country has been the southeast; in actual number of scattered-site units being planned, however, other areas lead. More specifically, the record this spring, by PHA regional offices, looked like this: *New York office*—15 communities planning some 9250 scattered units, with New York City accounting for around 6000 of the total; *Chicago office*—more than 4000 scattered units contemplated by around ten communities; *Atlanta office*—some 45 communities slated for 2300 units on 260 sites: *Washington, D. C. office*—11 communities planning some 1400 scattered units; *Fort Worth*—around 410 units planned by five communities; and *San Francisco*—around 250 scattered units under way or proposed by three communities.

While it is evident from the record that the scattered-site idea is catching on almost everywhere, it is evident, too, that what is meant by a "scattered-site" project varies widely from one section of the country to another and even, sometimes, from one community to another nearby community. In the southwest, scattered projects often have as few as one or two units on a site; in the east, however, one site often is used for 30 of 40 units; and in New York City or Chicago, one location of a "scattered-site" project may be used for as many as several hundred units.

As the number of units on one site of a scattered project varies from place to place, so do the building types proposed: in the south and west single-family homes or duplexes appear often in scattered-site plans; in many areas, the row house has been adapted for scattered-site use; and, in big cities, even high-risers crop up in the plans. (In New York City, for example, first of what the city calls "vest-pocket" projects—Audubon Houses—will have a 168-unit, 20-story building.)

What the various adaptations of the scattered-site idea seem to add up to: smaller communities have latched onto the idea because it permits them to construct low-rent housing that looks like other housing in the neighborhood; while larger communities, especially the big cities, can't afford to build single-family dwellings and duplexes, they are making use of the "scatter" concept to ease site-selection problems. (In some areas, however, scattered-site operations are said to make even more difficult the job of selecting sites. Reports the San Francisco PHA office: ". . . small parcels frequently have complex title problems [and] the acquisition of enough sites to accommodate a project of a given number of units stretches out over a long period of time and never becomes completely settled until the final parcel is purchased.")

HOUSING IS PEOPLE

. . . like the Schenectady, New York family who lost all their belongings last year when fire completely destroyed their apartment. In quick order, the municipal housing authority and city social services moved in to help in a coordinated, cooperative effort. First, the authority pushed aside time-consuming details; cleared a housing unit for occupancy; rounded up beds, rugs, dishes, a davenport, and cooking utensils. Next, community chest supported agencies, working through the Red Cross, secured funds making it possible for the family to buy food and new clothes. Before long, the family was comfortably settled in new quarters . . . and another example of "Housing is People" cooperation was achieved. But the touch that underscores the moral of this story comes from John MacGathan, executive director of the Schenectady authority. Says Mr. MacGathan: "This type of thing happens fairly often but this time it made the papers."

. . . like the wheelchairbound Pittsburgh couple who joined forces to build a future together—a future made a little brighter, perhaps, by the local housing authority, landlord to the newlyweds, Mr. and Mrs. William Mooney. The Mooneys are pictured below on the day they moved into the Allequippa Terrace low-rent project. Also pictured: Alfred Tronzo, administrator of the local housing authority, and tenants who turned out to welcome their new neighbors. The housing-is-people-minded authority prepared for the new tenants by constructing a special ramp to facilitate their coming and goings.

. . . like three lads living in Little Rock low-rent projects whose personal achievements reflected credit, not only on their families but, indirectly, also on the local public housing program. One of the boys, David Mullins, a 14-year-old who lives with his widowed mother and ten brothers and sisters, won a trip to Hawaii in a contest for newspaper carriers in which salesmanship (selling newspaper subscriptions) and service (service to customers) had to be demonstrated. Another, Doyle Davidson, was selected as "Best Camper" during one of the sessions of the Joseph Pfeifer Kiwanis Boys Camp this summer. And Lawrence Williams, who, since a 1953 polio attack, has been confined to a wheelchair, last year was named valedictorian of a high school class of 170.

. . . like oldtimers who refuse to let old rockin' chair get them. Examples pictured on this page are from Pittsburgh and New Bedford, Massachusetts.

Two top pictures on this page are evidence that New Bedford oldtimers—like oldsters almost everywhere—when given a choice, just won't act their age. When a mobile band concert sponsored this summer by the city and a local musician's union reached the Crestview housing project, the senior citizens living there got right into the swing of things.

Pictured below doing a turn with Alfred Tronzo, Pittsburgh housing authority administrator, is a tenant of the authority's St. Clair Village, where one-tenth of the units are occupied by persons over 65. Occasion for the picture was the opening of a new Senior Citizens lounge at the project. Conducting the lounge operation is the Salvation Army, which provides similar services at three other of the authority's projects.

. . . like Mrs. Pearl Wade, tenant at Detroit's Jeffries Homes low-rent project, a lady, apparently, who believes in helping people to help themselves. Mrs. Wade's campaign to improve school-home relationships by organizing an active mother's group at the Jeffries project recently won her special recognition from the United Community Services of Metropolitan Detroit. Earlier,

Queen of the May in Columbia was Marilyn Lindler of a local low-rent project (see story, below).

Mrs. Wade had been singled out as a "Volunteer of the Week" by the same organization.

. . . and, like young William Thomas, also in Detroit, a resident of the Brewster-Douglass project. In February, William was named "Boy of the Month" by the Detroit YMCA.

. . . like the attractive young lady, pictured above, who reigned as May Queen in Columbia, South Carolina. She is Marilyn Lindler of the Columbia housing authority's Hendley Homes project. Queen Lindler's coronation was an elaborate ceremony, in which many local youngsters—including a number living in low-rent projects—participated. Pictured with the May Queen is Mayor Pro-tem Hyman Rubin and, at left, the Queen's maid-of-honor, Marjorie Chavis, another Hendley Homes resident.

. . . like those tenants at Wilmington, North Carolina's Jervay Place project who believe that three of a kind beats a pair . . . when it comes to kids. The story: With eight sets of twins living in the project, no one's too surprised at seeing double around Jervay Place. However, when it became known this summer that a family boasting a set of triplets was about to move in . . . that was something else. Parents of twins living in the project were so impressed, they arranged a full-scale welcoming ceremony. Local merchants got into the act, too, by donating gifts and refreshments.

. . . like those who participated in a campaign to make life more pleasant for a spastic youngster living in Birmingham's Marks Village project. The youngster, Jerry Mitchell, today has a "souped up" bicycle—something his family could never have afforded—on which to get around. Idea for the custom-built bike came from the project recreation director, John Tarrant, and it was the project mothers' club that got the ball rolling on contributions to help finance "operation wheels."

. . . like Homer Lee McCullough, a maintenance worker at Miami's Edison Court project. Mr. McCullough for 12 years did his job in a way that won the respect of his employer and the affection of, particularly, the young tenants at the project; when he died last year, both landlord and tenants felt the loss. "Said the auhority: "Homer Lee exemplified every trait needed by a person to be successful in housing employment." In describing how kids around the project felt about his death, a local newspaper said: "He loved children and they loved him. . . The saddened youngsters stood around in groups, then began counting pennies. There'll be a wreath on Mac's coffin at the funeral home, 'the mostes' one there."

THE "PROBLEM FAMILY"—
new devices are being tested for prevention and cure

Here's another roundup of devices being tested by housing authorities across the country to help alleviate the "problem family" problem. Last such collection of ideas appeared in the April JOURNAL, *page 139.*

SYRACUSE—
goal: social service program

The Syracuse Housing Authority is another of those that has taken the initiative in getting housing-welfare teamwork going to help low-rent tenants work out existing problems and/or avoid developing new ones (see April JOURNAL, page 139). In May, the authority created a new position, coordinator of social and community services, which is to operate on about the same level as, and in cooperation with, the director of development and director of management. Named to fill the position was a trained social worker, Beatrice McKibbin, formerly with the New York State department of social welfare. Ultimate goal of the action, according to the authority: "a social service program that is a permanent part of the administrative structure of the housing authority. . . ."

The new position was the result of (1) several years of study on the question of how the national economic picture was affecting the composition of tenancy in local projects and (2) an analysis of what the local code enforcement and urban renewal program would mean in terms of the kinds of people who will need public housing accommodations in the future. What was learned: that more and more of the authority's tenants are going to be of a kind with more than "simply financial problems." What the authority decided: that it was time "to step into the social welfare field to a greater degree. Even though the authority's prime purpose for being is to provide decent, safe, and sanitary housing for families of low income," said the authority, "it cannot delay much longer in augmenting this by helping people fulfill their social needs as well."

Chief role of the new coordinator is to work with community agencies to find out what kind of casework, health, education, and recreation services are needed at housing projects and then to supply these services through the agencies. The coordinator does not have direct contact with tenants but, rather, serves in a consultant capacity to other members of the authority staff (particularly with the director of management in dealing with family problems and with the director of development in planning physical facilities for services to be provided at projects). When referral of tenants to community agencies or consultation with agencies currently active with project families is indicated, the coordinator acts as the liaison person between the project and the community agency. Efforts are being directed toward coordinating the work of the various agencies into a well integrated plan, with subsequent review and evaluation regularly scheduled.

WASHINGTON, D. C.—
"person-to-person" help

"They are receiving the type of public-supported social services that everyone has talked about for years but, until now, has done nothing about. . . ."

That's what the *Washington Post* had to say about 35 families living in the National Capital Housing Authority's East Capitol Dwellings who are reaping the benefits of what the *Post* called "person-to-person" welfare assistance. What's going on at the project: an experiment in decentralized welfare operations—a caseworker is based at the project, where she can easily reach or be reached by the families who need her most.

The Washington "person-to-person" story started early this year when Bernard W. Scholz, administrator of the district's relief program, was escorted on a tour of local housing projects by NHCA's Olive Swinney. One stop was the East Capitol project, where Manager Hamilton Smith already had done a notable job of identifying the project "problem" families and in keeping records on such families, according to whether their problems affected only the project (e.g., bad rentpaying or housekeeping habits) or whether they were of a sort that also affected the neighborhood-at-large. It was Mr. Smith's idea that a public social worker right on the scene would really get to know the "problem" families and could do a lot of good.

Mr. Scholz latched onto the idea and the East Capitol project became the scene of the experiment in decentralized welfare work. Caseworker Florence Eddington was assigned to the project and, in order that circumstances be as favorable as possible for the experiment, her caseload was restricted to 35 families. In June, housing and welfare workers met with the 35 families to explain that social services would be available to them on the premises.

While it is perhaps too early to evaluate the Washington welfare experiment, it is evident that intimate knowledge of a family's problems has enabled the caseworker to solve some of the lesser ones with comparative ease. Some examples: A young lad who was such a nuisance that his family was threatened with eviction was found by the caseworker simply to have too much time on his hands; finding him a sparetime job has caused a "marked change" in his behavior. A bad housekeeping situation in a family of ten was eliminated by encouraging everyone to pitch in with the chores and, in the same family, the father, who at first resisted, is now making regular visits to a clinic for badly needed mental health treatment.

"In such simple ways," said the *Post* article, "Mrs. Eddington is helping to build family units where none existed before. It is the hope of both welfare and housing officials that this pilot project will prove so successful that others can be set up throughout the city when enough funds are available."

CINCINNATI—
communitywide cooperation

The Cincinnati Metropolitan Housing Authority last year put the "problem family" problem into the hands of the community. The community responded, with the result that heavy-duty machinery was

LET'S GET THE FACTS STRAIGHT . . .

The church and urban renewal: On the cover of the June JOURNAL were featured quotations taken by the editors from an article by D. Reid Ross, then executive secretary of the Cincinnati Better Housing League, which appeared on page 192 of the issue. In the article, the author neglected to give proper credit to the sources of the quotations and the JOURNAL would like to do so here. Responsible for the thoughts JOURNAL editors considered worthy of cover treatment were Dr. Meryl Ruoss of the National Council of Churches and Harry Boswell, a Washington, D. C. homebuilder. Three quotes adapted from remarks made by Dr. Ruoss at a 1957 conference on "The Churches and Urban Redevelopment" were: (1) "The goal of urban renewal and the goal of the church focus on the human individual, his welfare, his chances of happiness, and his fulfillment of a meaningful existence;" (2) "There are few agencies better equipped than the church, the city's largest voluntary association, to involve individuals in the urban renewal process;" (3) "The church in its best prophetic tradition must speak with and for citizens, in order to assure the fulfillment of its responsibility." Harry Boswell is responsible for the fourth cover quote, a statement made by him at the same 1957 conference mentioned above: "The role of the church in urban renewal, in one sense, is to stimulate, to participate, and to survive."

Unwed mothers: In the September issue there appeared an article entitled "Unwed Mothers—even experts are stumped about how to treat them" (page 289). The article was intended to point up a variety of approaches being used for dealing with the unwed mother problem and, for this purpose, three anonymous examples of housing authority policy on the question were presented along with other material. In Case 1 of the JOURNAL story, it was mentioned that "almost everybody" urged a southeastern housing authority to relent when it applied an eviction policy to the case of a pregnant 14-year-old. The authority from which the case emanated has pointed out that, while the mayor of the city and newspapers and social workers from other nearby communities did voice objections, two local newspapers strongly endorsed the authority's position. One of them put it this way: "The very fact that it was necessary to adopt regulations indicates that the authority had encountered this kind of problem before. It had encountered it to such an extent as to make the adoption of regulations and their enforcement imperative if any semblance of decency was to prevail. . . . It is rather elementary that if conditions warrant the adoption of rules . . . they should be adopted. If adopted, they should be respected and obeyed. If ignored, they should be enforced. To the members of the Authority we give our full support in their efforts to protect the welfare of all the families of these housing projects."

Further, the authority in question feels that the article inferred (1) that the eviction policy was set up without benefit of consultation with local social agencies and (2) that it was applied to all unwed mothers living in the projects in 1955, when it was put into effect. It was not the JOURNAL's intention to give either of these impressions: the housing authority did get help from social agencies in setting up the policy and applied the policy only to unwed mother cases as they arose thereafter.

The JOURNAL article did not presume to evaluate the merits of a tough versus a lenient housing authority policy in regard to unwed mothers. Aim merely was to show that there are conflicting opinions, not only among housing authorities, but, also, among experts who have devoted their time almost exclusively to the question.

set up for dealing with the situation in a way that, among other things, includes treatment similar both to that being tried in Syracuse and that in Washington, D. C. (see stories above). Further, says the housing authority, "by bringing neighborhood and community groups into a closer working relationship, we feel there has been developed a better understanding of public housing and its operation."

Here's the Cincinnati story. In an attempt to control the "problem family" situation, the housing authority last year called for a meeting of all city agencies, public and private, that are concerned with the health and welfare of the entire community. The response to the appeal, according to the authority, "was immediate and gratifying." Agencies that sent representatives included, among others, the public welfare department, the public schools, juvenile court, group work agencies, Family Service, the Better Housing League, Aid for the Aged.

Out of the series of confabs that developed after the initial meeting came a plan of action for dealing with families with problems. The two major features:

1—Hiring by the authority of a coordinator of tenant referrals and activities. Responsibilities include setting up authoritywide recreation, health, education, and welfare programs; establishing, coordinating, and maintaining effective working relationships with community service and welfare agencies; developing standards for investigating and referring special tenant problems to appropriate agencies. Unlike the Syracuse coordinator, the Cincinnati staffer may, on occasion, work directly with a "problem" family . . . but only if the family is not getting public welfare assistance (see below).

2—The department of public welfare created a division of family service, staff of which, as a test, is working exclusively with welfare families at one of the large low-rent developments in the city, a project known as Laurel Homes. The authority has donated office space at the project for the casework operation.

As a complement to the services described above, the authority, with the help of the community

Gary Post-Tribune photo

Do-it-yourself duds are shown off by young matron who participated in board of education-housing authority sponsored sewing lessons in Gary (see story, below).

agencies, is beefing up recreation, health, education and other activities being offered at low-rent projects throughout the city. Some samples of the kind of things offered:

—a "Work Therapy Program" is being operated at Laurel Homes by the juvenile court. The court acts as employer to project boys who want to take on Saturday jobs, such as doing chores for elderly people.

—the recreation commission is operating a year-round program at the Lincoln Center, Winton Terrace, and English Woods projects.

—the board of education has made its facilities and equipment available for meetings with group work agencies and for parent education activities.

—the Citizens Committee on Youth is sponsoring both a youth program and an adult education program at one of the projects.

Meanwhile, a permanent advisory committee of social agency and housing authority representatives has been set up. The committee meets monthly to evaluate the authority's program and to make recommendations as to how it could be made to work better.

GARY—
schools get into the act

"For some years past it has been apparent to the Gary Housing Authority that many low-income families moving into its developments have a low level of education. This is revealed by a lack of elementary housekeeping methods and practices. The housing authority is restricted, by budgetary limitations of federal government, in providing a staff for adequately educating and training this group of families. . . . The talents of a teacher necessary for teaching this elementary type of education would, if successful, quickly develop family pride in spite of the presence of poverty. These families would become more sociable and would acquire new self-reliance. . . . This in turn would provide the children of these families with a new attitude and greater aspirations. This effort would also be a modern 'first' in improved community living in Gary."

The quotes above are part of the pitch used by the Gary (Indiana) Housing Authority to get schools to perform their natural functions —that of educating—in an unusual

way—to help families with problems. The quotes are from a letter sent in April to the administrative director of vocational education for city schools. In the letter, Kenneth Parmelee, director of the authority, explained that the authority itself was willing to provide meeting space and needed equipment, such as cooking ranges, cleaning materials, etc. But, said he: ". . . the problem of educating these families is one for the community. . . . The juvenile court, welfare department, township trustee, and health department have manifested their interest in encouraging these families to cooperate in any positive educational program and it is the writer's thought that a proper teaching program should integrate and coordinate all these staffs with any effort the School City may be willing to undertake. . . ."

Result of Mr. Parmelee's letter: a trial school-authority sponsored program at a 533-unit project known as the Delaney development. Emphasis for the experiment was on sewing lessons (see picture), though movies on housekeeping, child care, and similar subjects were shown and there were general discussions on improved living habits. The trial class had an enrollment of 84 "students," who were interested enough to show up 90 per cent of the time. The authority and the school board were so satisfied with results that the program was expanded and continued during the current school term.

Courses are now offered at the Delaney project during both daytime and evening hours. Tenants can enroll for $1.50 per class; outsiders, for $5. Subjects offered: child care, sewing, cooking and nutrition, home management and budgeting, making family living fun, and even an English refresher course that includes reading, writing, and speaking. In addition there are free programs every Friday afternoon at which specialized homemaking information is provided.

COLUMBIA, MISSOURI—
a "stitch-in-time" philosophy

The Columbia, Missouri housing and redevelopment agency is applying a "stitch-in-time" philosophy to the "problem family" question. In order to reduce the possibility of running into a lot of trouble later, the authority in October—shortly after occupancy began in its first low-rent project—"imported" an expert to guide the setting up of a program that would help the families adjust to their new environment.

Families moving into the first completed units in what is eventually to be a 250-unit project are relocatees from the nearby Douglass School Title I operation (see January JOURNAL, page 22). While public housing is new to Columbia, the local authority was well aware of the difficulties encountered elsewhere when slum-dwellers moved into projects. Said Dowell Naylor, authority executive director: "We feel that just building units is not enough in itself. We also have an obligation to help these people get the full advantage of their new homes and to see that the tax dollar is well spent." What was decided upon: an education program designed to help the tenants to "fit in" right from the beginning.

Called in to get "Operation Smooth Adjustment" going was a state home extension agent from southeastern Missouri, Mrs. Ella Stackhouse, who in her district has had 16 years' experience working with the Negro community. Mrs. Stackhouse started out by introducing herself to the new tenants, first by mail and then by home calls that were made, not on an inspection basis, but, rather, that were in the nature of friendly visits. Said she: "I was really surprised at the way the residents received me. They all made me welcome in their homes and seemed most anxious to learn about their new environments."

Next step was to begin the education process: (1) an office was set up where demonstrations were given on the proper use and care of various appliances furnished in low-rent units; (2) food preparation workshops were staged to show project housewives how to prepare nutritious low-cost foods and to give further instructions on how to use and care for ranges; (3) a young homemaker's club was organized; (4) a 4-H club was set up for youngsters.

Work started by Mrs. Stackhouse —whose services were donated by the state—is now being continued by a Boone County extension agent.

NEWS NOTES—

(Continued from page 354)

will be turned over to the National Capital Planning Commission, which, in the meantime, is cooperating in the undertaking.

Ivy-league cooperation. Some 20 graduate students in city and regional planning from Yale and Harvard universities got together in early October to map plans for a unique cooperative venture: the students are to take to the field to conduct a three-month depth study of the regional planning needs of all of southern New England, with special focus, however, on Connecticut and the Boston area. The study—under the direction of Yale's Christopher Tunnard and Harvard's Reginald Isaacs—was undertaken because evidence is that "the New England states are falling behind the rest of the United States in growth of population, per capita income, investment, and social services." It is hoped the study will help divert this trend by turning up ideas for development of the human and economic potentials of the area.

Training Opportunities

University of Mississippi: The mid-south's first graduate degree program in city and regional planning was initiated this term at the University of Mississippi. According to Professor of City Planning Stuart Eurman, "This new planning school is the only one between the University of North Carolina and Georgia Tech on the east to the University of Oklahoma on the West."

The "Ole Miss" course was set up, in general, to help overcome the severe shortage of trained planners being felt the country over and, in particular, to train as planners people who might like to work in the south.

University of Illinois: The University of Illinois in October staged an intensive ten-day shortcourse in homebuilding techniques, planning principles, and design. This year marked the sixth in which the course, sponsored by the university's Small Homes Council-Building Research Council, was presented.

President-elect Charles Farris, director of the St. Louis Housing and Land Clearance for Redevelopment Authorities, is congratulated by Outgoing President John Searles, Jr., director of the District of Columbia Redevelopment Land Agency

NAHRO ELECTION RESULTS REPORTED

NAHRO's annual election of officers was held October 19 at the first of two business sessions that took place at the Association's 26th Annual Conference, held October 18-21 in Cincinnati. NAHRO's 1959-60 officers: president, Charles L. Farris, executive director of the St. Louis Housing and Land Clearance for Redevelopment Authorities; first vice-president, Mark Herley, assistant director of the Detroit Housing Commission; and second vice-president, Karl L. Falk, chairman of the Fresno, California housing authority.

Mr. Farris brings to the NAHRO presidency long experience in the housing and redevelopment fields, both at the local and federal levels. After working both in private enterprise and with a number of federal agencies outside the housing field, Mr. Farris in 1949 joined the old slum clearance and urban redevelopment division (DSCUR) as deputy director.

It was in 1953 that Mr. Farris went into local agency work, as head of the St. Louis redevelopment agency. In 1955 he was given the additional responsibility of di-

C. S. Holt

Messrs. Stern and Cox

Some of NAHRO's new board members, with, at right Mark Herley, newly elected first vice-president. The board members pictured are Messrs. Collins, Mackelmann, Fay, Horwinski, and Falk.

recting operations of the local housing authority and today he administers a coordinated program that includes over 6000 units of public housing and three clearance projects involving more than 700 acres slated for either residential, industrial, and commercial re-use or a combination of the three.

Mr. Farris has long been active in NAHRO both nationally and in regional council work: in 1958, he served as the Association's first vice-president; in 1957, as a member of the Board of Governors; for the past two years he has been chairman of the Redevelopment Section's Committee on Contracts; and he has held spots on such other national groups as the Resolutions Committee, the Federal-Local Relations Committee, and the Program Study Committee. In 1957, before transfer of Missouri to NAHRO's Southwest Regional Council, Mr. Farris served as president of the North Central Regional Council.

New Board Members

Also elected at the initial business session at the Cincinnati conference were new members of the Board of Governors, as follows:

Three-year terms—Frederic Fay, director of the Richmond, Virginia redevelopment and housing authority; D. E. Mackelmann, newly appointed head of Chicago's Community Conservation Board (see October JOURNAL, page 306); Ira S. Robbins, vice-chairman of the New York City Housing Authority; and Philip F. Tripp, director of the New Bedford Housing Authority.

One-year terms—O. W. Collins, chairman of the housing authority in Port Arthur, Texas; Edmund Horwinski, executive director of the Oakland housing authority; Floyd S. Ratchford, renewal director for Vancouver, Washington; and Walter Simmons, executive director of the Memphis authority.

Section Elections

The Redevelopment and Technical & Maintenance Sections had their own election day on October 20, when each held its annual business meeting. The results follow:

Redevelopment Section. Lawrence M. Cox, executive director of the Norfolk Redevelopment and Housing Authority, was elected to a fourth consecutive term as section chairman. Named to the vice-chairmanship was Leo Stern, director of the Redevelopment Authority of Allegheny County (Pennsylvania).

Newly elected members of the executive committee: L. Thomas Appleby of New Haven; O. O. McCracken of St. Louis; Robert B. Pease of Pittsburgh; Nathan F. S. Porter of Huntsville, Alabama; and Samuel Ratensky of New York City.

T&M Section. C. S. Holt, supervisor of maintenance for the Richmond Redevelopment and Housing Authority, was elected T&M Section chairman to succeed Norman Crecelius of St. Louis. Other new officers: Henry Stefanik, administrative assistant with the Cincinnati Metropolitan Housing Authority, first vice-chairman; William B. Hammer, operations coordinator for the Cleveland Metropolitan Housing Authority, second vice-chairman; and Lavelle R. Hargis, chief maintenance supervisor of the Miami Housing Authority, secretary.

THE NAHRO PRESIDENT'S CORNER

CHARLES L. FARRIS says:
Let's talk sense . . .

In the series of articles that will appear in the "President's Corner" under my byline, I intend to cover a great many diversified and, I'm sure, in some instances, controversial subjects. Frankly, I may, or may not, state my personal position on some of the issues I shall cover but, in any event, the articles will have served their purpose if they stimulate, are provocative, and result in our being able to define a total program to which the members of NAHRO can dedicate themselves.

One of the non-controversial subjects, however, that I should like to cover this month—upon which I know we can all agree—is the excellent job that John Searles did as our president last year. I should like to extend our thanks to him. And another non-controversial matter I'd like to mention: the high quality of the past achievements of NAHRO.

But enough of the past: let's talk about the present and the future.

1959 Act

The Housing Act of 1959 places major responsibilities on local public agencies; it is mandatory that those of us on the firing line in our communities recognize and assume these responsibilities. Within the policy framework laid down by our respective boards of commissioners, I think it is time for all of us at the local level to grow up and make decisions ourselves—in cooperation with the federal agencies, rather than depending on such agencies to call the turns for us. I ask each of you to read the excellent summary of the 1959 housing bill contained in the October issue of the JOURNAL and thoroughly familiarize yourself with the bill's provisions, using the summary as a background.

NAHRO Reorganization

During the year ahead, it will be our intention to put into motion (should it be approved) the internal reorganization plan for NAHRO that has just gone out to the membership for a vote. I think that Ed Horwinski, who was chairman of the reorganization committee that developed the plan, under the leadership of John Searles and the Board of Governors, made a tremendous contribution, through the proposed plan, to what we can anticipate as the future success of NAHRO. I can make this statement without any loss of modesty, since last year I was not a member of the Board of Governors, nor was I a member of the committee that made the study. As your president, I urge your adoption of the reorganization plan.

Program Resolution

By our program resolution, adopted at our Cincinnati conference, again this year NAHRO reaffirmed its commitment to the concept of a total housing program. The problems inherent in our exploding population—the impact of which will be most severe from 1965 onward—require, in my opinion, a new or refined concept of housing programs to meet anticipated needs at all income levels. I think that all of us will agree that communities never stand still: they either get better or worse—or, to say it another way, they either "progress or decay"!

I believe that the programs that most of us administer, namely, those providing for public housing and urban renewal, important as they are, will not rid our communities of all slums and blight. It seems to me that it has become apparent that total clearance in formalized project areas cannot by itself arrest all the decay in our communtiies. The length of time required to develop and carry through our urban renewal or public housing plans is so great that other neighborhoods deteriorate into slums while existing slums are being cleared. However, I do not mean to imply that urban renewal and public housing programs are not badly needed. They *are* . . . and for many reasons: mostly we need the Title I program in order to eliminate those areas in which the "surgeon's knife" is the only remedy. And we need public housing to provide a relocation resource for families displaced through the "surgical" procedure. Further, insofar as the impact they have exerted has been felt, I believe that these programs should be classified as "pilot" programs at this time.

Conservation, Rehabilitation

If you agree with what I have stated so far, then I should like to take you a little further, for it seems to me, logically, that communities must place greater emphasis on a program of conservation and rehabilitation *outside* of formal project areas, as well as *within* those areas.

Without reciting a whole series of statistics, we can agree that conservation and rehabilitation programs within and without formal project areas will necessitate less public cost, because relatively little clearance is undertaken and because it is expected that a great deal of impetus for such programs, financial and otherwise, will come from the people located in the areas themselves. Since such a program stresses the preservation of existing neighborhoods, the problems of social and economic disruption incident to total clearance plans are minimized; problems of relocation are greatly reduced and desirable social patterns can be retained, for, typically, neighborhoods subject to conservation and rehabilitation usually lie adjacent to sound neighborhoods that serve as buffers against blight.

Now, let's bring the subject to sharper focus. I've spoken of "within and without formal project areas." I think that the big area where blight and the creation of slums can be halted is in the fields of conservation and rehabilitation *outside* of formal project areas. We are spending millions of dollars to eradicate slums unfit for human habitation. We are putting more billions behind loans and loan insurance for the construction of new homes, private and public. All the housing so financed is badly needed. But we are treating the rehabilitation of our existing homes as an unimportant problem. We are investing millions in cures for hous-

Housing Statistics

PERMANENT NONFARM HOUSING STARTED

	1959	1958
September	120,400	121,000
First nine months	1,096,600	893,800

DOLLAR VALUE OF NEW NONFARM RESIDENTIAL CONSTRUCTION

	1959	1958
September	$1,652,000,000	$1,406,000,000
First nine months	$13,505,000,000	$10,072,000,000

Source: Bureau of Census, Department of Commerce

RENTAL-TYPE HOUSING STARTED

(Total two- and multi-family)

	September 1959	September 1958
Number	23,800	27,800
Per cent to total	19.7	22.9

PUBLIC AND PRIVATE HOUSING STARTED

	September 1959	First nine months 1959	September 1958	First nine months 1958
Private	117,000	1,066,700	110,900	832,100
Public	3,400	29,900	10,100	61,700
Total	120,400	1,096,600	121,000	893,800

METROPOLITAN AND NONMETROPOLITAN NONFARM HOUSING STARTED

	September 1959	September 1958
Metropolitan	83,600	85,000
Nonmetropolitan	36,800	36,000
Total	120,400	121,000

DOLLAR AMOUNT OF NONFARM MORTGAGES RECORDED

(In amounts of $20,000 or less)

	1959*	1958
August	$2,871,000,000	$2,535,000,000
First eight months	$21,672,000,000	$16,874,000,000

*August 1959 figures include FHA mortgage insurance on one- to four-family homes written in the amount of $504,000,000; total of $202,000,000 in GI home loans guaranteed by the Veterans Administration; and $2,165,000,000 in conventional mortgages.

NUMBER OF NONFARM MORTGAGES

(In amounts of $20,000 or less)

	1959	1958
August	334,000	312,000
First eight months	2,541,000	2,179,000

LARGE-SCALE RENTAL HOUSING FHA MORTGAGE INSURANCE

(Under Titles II, VI, VIII and IX)

	August 1959	First eight months 1959	August 1958	First eight months 1958
Dwelling units	4,462	33,585	11,530	46,871
Dollar amount	$67,100,000	$479,500,000	$170,100,000	$669,500,000

AVERAGE HOURLY EARNINGS OF BUILDING CONSTRUCTION LABOR

(Includes earnings of off-site labor and labor on public construction,

	1959	1958
August	$3.22	$3.09

INDEX OF WHOLESALE PRICES OF BUILDING MATERIALS

(1947-1949=100)

	1959	1958
September	134.9	132.0

Source: except as indicated above all information from Housing and Home Finance Agency Statistical Reports and Development Branch

ing ills . . . but nothing for the prevention of those ills.

For any preventive program to be effective, there is a need for some mechanism in communities to enable the individual property owner to secure financing in order to repair or fix up his property. In addition, he should probably be entitled to secure a tax benefit for himself as an incentive. With certain standards as a guide, this mechanism should be made available to any property owner who desires to rehabilitate his property. It should not be restricted to formal project areas, for our experience has proven that the present processes of urban renewal and low-rent public housing, useful as they are, are too time-consuming to halt all the inroads that are being made by blight and decay.

Over-all Study Needed

It is at this point that we begin to see the necessity for a comprehensive study and survey and for the development of recommendations looking to a total housing program. I consider our present housing programs—and those who were raised in rural communities will recognize the term—as a patched quilt. While eminently desirable, our present programs are still not all-inclusive and warrant restudy, and possible revision, as a part of the all-out analysis of our total needs that I am advocating here.

Housing Codes

Directly related to the need for a neighborhood conservation program is the great need for adequate minimum housing standards, promulgated through local government codes, ordinances, or some type of building and health regulations. It seems to me that we can agree that a minimum housing standards program breaks into the following parts: (1) there must be practical, reasonable codes, ordinances, and regulations; (2) the enforcement staff must consist of an adequate number of trained inspectors; (3) legal actions must be brought in courts that understand the total housing problem; (4) there must be popular support for the program.

If a strong enforcement program is put into operation, it will cut down materially on the deterioration of existing acceptable housing. But to develop such a program requires cash outlays for increasing

the number of inspectors, enforcement officers, and attorneys assigned to the job up to levels that will guarantee results. Since most communities are financially choked, it is an impossibility for them to see a way to provide the additional funds required for this purpose. Again, this dilemma emphasizes the need for the study that I have already recommended. Some way must be found to finance a code enforcement program!

Public Housing

We must be realistic, also, about public housing problems. Something more is required here beyond an understanding of building design, site density, and construction cost factors. We need to recognize that there must be some method devised for bringing social, educational, and cultural benefits to the families in low-rent public housing. It is our experience that the provision of adequate physical structures for such families is not in and of itself enough to help them along the way to becoming self-sustaining. A method must be found to eliminate the fears and apathy of tenants and to create in them a real sense of community belonging. We have to provide for the needs of these families beyond project boundaries: boundaries that, to be sure, afford physical protection from the kinds of anti-social elements that prevail in low-income areas. Has the basic concept of public housing changed since the days when Senators Ellender, Taft, and Wagner recast the United States Housing Act of 1937 into the 1949 act? Legislative history implies that it has. Let's find out, through the over-all study and survey I have suggested.

I feel that this full-dress investigation should include a look at the vital need for middle-income housing and at the housing needs of the elderly.

Study Plan

Through NAHRO's Program Study Committee, I intend to undertake studies that will thoroughly explore all the aspects of a total housing program. In any event, whether through the Program Study Committee or through ad hoc committees, there must be participation in this general analysis by representatives of local housing and renewal agencies, state and federal governmental officials, labor. We must work with the National Housing Conference, American Municipal Association, the United States Conference of Mayors, and with minority, religious, civic, and welfare interests. We must draw on the talents of the research and academic specialists who have been technically trained in problems of our urban areas.

You can be sure that the proposals so developed will be used as a basis for action by the NAHRO Board of Governors.

Charles L. Farris, November 1959

State News

EMINENT DOMAIN LAW TOUGHENED UP BY ILLINOIS LEGISLATURE

The Illinois eminent domain law has been honed up into a keener weapon for use against property owners enjoying fat incomes through slumkeeping. The change is in line with a philosophy that is gaining ground in the war on slums—a philosophy that calls for a realistic appraisal of the value of slums in relation to such widely divergent factors as incomes being yielded by slum profiteering; legal value given slum buildings when they are involved in court cases; and property taxes paid on decrepit but profitably-operated buildings (see July-August JOURNAL, page 232).

Specifically, the new Illinois law is designed to deflate property values in the slums when such properties are involved in condemnation proceedings. The law permits such proceedings to be based on *illegal use*, rather than *use value* of a property.

TEMPORARY BOARD NAMED FOR N.Y.S. MORTGAGE CORPORATION

New York State Governor Nelson Rockefeller in August named 13 men as a temporary board of directors for the "Limited Profit Mortgage Corporation" that was authorized by the state legislature earlier this year (see June JOURNAL, page 210). For his selections, Governor Rockefeller drew largely from the industries that will help make the program tick: insurance companies and both savings and commercial banks. All members will serve on a nonsalaried basis and until a permanent board is elected.

Under the mortgage-corporation plan, 200 million dollars in money from private sources will be combined with 100 million dollars in state funds to provide 90 per cent mortgage loans for middle-income housing constructed by limited-profit housing corporations. Loans issued will be processed through the state division of housing. One corporation representative will be hired to work with the division but, since he is to be paid out of supervision fees that program beneficiaries will be charged, the corporation will have no administrative or operating costs.

The loan program is being developed in three phases. The first phase is to involve the lending of 100 million dollars: 67 million dollars in private money and the rest in state funds. State contributions will be loaned for 50 years at a rate of 4 per cent and cover one-third of any loan; schedule for private contributions, which will make up the remaining two-thirds of a loan, has not yet been set up, though it is expected that the money will be available at about 5.5 per cent for 30 years.

NEW MARYLAND LAW EASES HARDSHIPS ON RELOCATION

Maryland has a new law aimed at reducing relocation hardships for families and businesses.

Here's how the law, which became effective June 1, works. A family uprooted from its home as a result of exercise of eminent domain powers is entitled to be reimbursed by the condemning agency for moving expenses in an amount of up to $200. A commercial establishment can get up to $2500. If the condemning agency and a relocatee can't get together as to amount of payment warranted, either party can take the matter to circuit court for settlement.

OHIO COUNTIES GET POWER TO RENEW UNINCORPORATED AREAS

Ohio counties have been given broad powers to undertake urban renewal operations in unincorporated areas of the state. Under a measure enacted in late summer, just before adjournment of the state legislature, counties can engage in clearance and redevelop-

ment and/or rehabilitation and conservation projects.

Before a county can take advantage of the new law, it must have a "workable program" and its commissioners must adopt a resolution declaring that one or more blighted areas exist in the county. Renewal plans must be subjected both to review by the county plan commission and a public hearing, after which county commissioners may approve the project if: (1) adequate plans have been made for relocation; (2) the renewal plan conforms to the county general plan; (3) the plan affords maximum oportunity for participation by private enterprise in the project.

OREGON, CALIFORNIA ENACT ANTI-BIAS-IN-HOUSING LAWS

Oregon and California have climbed onto the bandwagon to make 1959 one of the biggest years yet in terms of anti-bias-in-housing action in the state legislatures. Trend was started earlier this year, with enactment by three states—Colorado, Massachusetts, and Connecticut—of pioneering anti-bias in private housing laws (see June JOURNAL, page 209).

The Oregon law also covers just about all private housing. It bans discriminatory practices on the part of realtors and salesmen in the leasing or sale of property. Not affected: a home owner who is not in the business of selling or renting houses, unless he retains a professional to market the property for him. Realtors and salesmen can lose their licenses for failure to comply with the law.

The more conservative California law affects only housing that is publicly assisted, including housing financed with Federal Housing Administration- or Veteran Administration-backed mortgages but exempting housing purchased under a state home-loan program for veterans (see June 1958 JOURNAL, page 205). Violators of the law are subject to court hearing upon complaint of an offended party and may have to pay damages, which are set in the law at a minimum of $500.

ILLINOIS LAW CLAMPS DOWN ON TENANTS WHO LIE ABOUT INCOME

The Illinois legislature in late June enacted a measure permitting housing authorities to get tough with tenants who lie about income or in other ways falsify information that is used to determine rentals. Stiff fines and jail sentences have been set up for such practices.

Tenants found guilty of making fraudulent or misleading statements about income under the new law are subject to fines of $1000 and one-year jail sentences. Further, housing authorities are permitted to recover money that should have been charged the tenants but wasn't because of the false income statements. Says Alvin E. Rose, executive director of the Chicago Housing Authority, of the new law: "[it] should prove an effective deterrent to persons attempting to defraud the authority."

In addition to the anti-fraud law described above, the Illinois legislature this summer enacted a measure simplifying the method used by housing authorities to report annual collections and expenditures: the new law permits housing authorities in communities of over 500,000 population to issue such reports on a project basis, whereas, under old regulations, all authorities had to file their information on a unit-by-unit basis.

CHANGES MADE IN CONNECTICUT HOUSING, REDEVELOPMENT LAWS

The Connecticut legislature during the 1959 session made changes in a number of the state's housing and redevelopment laws. Among actions not previously reported in the JOURNAL:

Housing for the elderly—A 6 million dollar program of state aid to develop rental housing for the elderly has been set up. The measure repeals a 1958 law that had been considered inoperative.

Welfare rents—effective last month was a new formula for fixing rents for low-rent project tenants who depend exclusively on welfare funds for income: in computing rentals for such tenants, expenses are to be based on operating statements of the preceding year, rather than the annual budget. Rents cover operating costs.

Urban Renewal, redevelopment—several technical amendments were made in existing laws, most significant of which was the broadening of the definition of "slum and blighted" areas to include "deteriorating" as well as "deteriorated" areas.

Moderate-rental housing program—date for entering into contracts for state-aid for middle-income rental housing was extended until July 1, 1961. In other actions affecting the same program: (1) a priority list was set up to govern any sale of units, with present tenants heading the list, eligible applicants registered on waiting lists second, veterans third. (2) Hartford's department of housing has been given authority to build middle-income projects either on its own hook or in cooperation with private enterprise.

TWO STATES STRENGTHEN LAWS FOR CODE ENFORCEMENT DRIVE

The New Hampshire and Wisconsin legislatures this session enacted measures designed to spark the housing code enforcement drive.

Wisconsin: the legislature came through with a measure that had been sought by the city of Milwaukee as a stopgap until the problems with state renewal enabling legislation that have been holding up Title I operations can be ironed out (see July-August JOURNAL, page 246). New law provides that the city may condemn a building if rehabilitation would cost more than 50 per cent of *true value* of the property; formerly, a building could be condemned only if fixup work would cost more than 50 per cent of *local assessed value*—a requirement that was easier on professional slumkeepers. Another feature of the new law: building inspectors can start condemnation proceedings in circuit court, if an owner refuses to comply with orders.

New Hampshire: new law authorizes communities to order demolition or repair of dwellings ruled unfit for human habitation.

OREGONIANS TO GET 2ND CHANCE AT "ANTICIPATED TAX" FINANCING

Oregon voters in 1960 will get a second chance at permitting communities to finance urban renewal operations on the basis of anticipated increase in tax returns after redevelopment. Voters in the state rejected a similar proposal in a 1956 referendum.

The proposition that will be on the ballot in the November 1960 elections would set up a financing procedure patterned somewhat after the "anticipated tax" financing that already has been used successfully in California (see January 1957 JOURNAL, page 18).

TM

PHOENIX PROVES CASE AGAINST PHA SPECS, REGULATIONS

Last year, when the Phoenix housing authority got set to build a new 200-unit project along the lines of earlier successful developments, it ran into a difference of opinion with the Public Housing Administration. The authority wanted *flush valve* toilets, used successfully in the past; PHA specs call for the installation of *flush tanks*. Also, Phoenix wanted to stick with the traditional concrete block construction. On this score, PHA's Washington office had come out with a recommendation in favor of whatever type of construction might be most economical under local building code provisions: in this case, wood construction.

In both instances, the agency's successful operating experience carried the day. With the backing of authority commissioners, Executive Director Roy B. Yanez marshalled the facts to prove the agency's case . . . and won out.

FLUSH VALVES VS. TANKS

Phoenix' experience with flush valve installations dates to 1940. Between that year and 1952, it built 1022 low-rent units equipped with Sloan Flush Valves. The exception: a war housing project that used flush tank-type toilets.

Crux of the recent difficulty occurred when the agency got a turndown from the regional PHA office on the use of flush valves in a planned project. Reasons, according to the PHA reply to Mr. Yanez: flush valves ". . . are noisy, require more maintenance, and greatly increase the cost of the project since all cold water lines must be increased in size." The authority took issue. Notes Mr. Yanez: "Due to nearly 18 years' experience in the management and operation of the City's low-rent public housing program . . . I felt . . . in a position to present reasonable arguments in favor of flush valves." The agency also had survey facts and figures to back up its case. Upshot was a resolution by commissioners requesting approval of flush valves. The document, resolution No. 289, is so well reasoned that it is reproduced below.

Flush Valve Resolution

WHEREAS, the Public Housing Administration *Guide Specifications* require that flush tank toilets be used in the construction of low-rent public housing units, and

WHEREAS, the . . . Specifications point out that the flush valve type of toilet installation is noisy, requires more maintenance, and greatly increases the cost of the original installation because of the need of the increase in size of water lines, and

WHEREAS, the survey was based on actual purchase orders for materials issued from July 1, 1954 through September 2, 1958, which revealed that $1,329.21 was spent on the flush tank type in the 200 War Housing project while only $454.38 was spent for the 230 PHA-Aided project using the flush valve type for the same period, and

WHEREAS, the survey also revealed that not a single flush valve has been replaced in the 230 PHA-Aided unit project and 63 flush tanks complete, plus 54 flush tank ball cocks complete, have been replaced at the 200 War Housing unit project during the period of the survey, and

WHEREAS, all the present permanent low-rent housing projects administered by the Housing Authority . . . are equipped with flush valve type toilets, and

WHEREAS, the Housing Authority . . . has requested the opinion of unbiased wholesale dealers who sell both types of toilets as to which of the two types is the most desirable from an economical standpoint, and

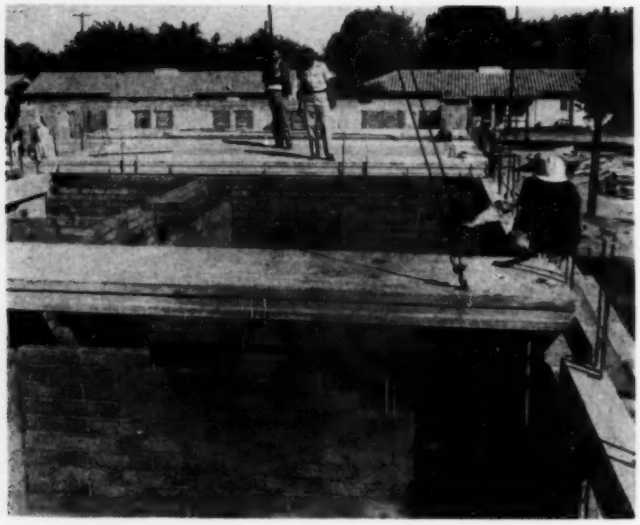
WHEREAS, it is their undivided opinion that although the original installation is more costly for the flush valve type, it is more economical to operate as it requires less RMR and the flush valve type requires less than four gallons of water per flushing where the tank type will be tampered with by tenants and will use from four to eight gallons of water per flushing, and

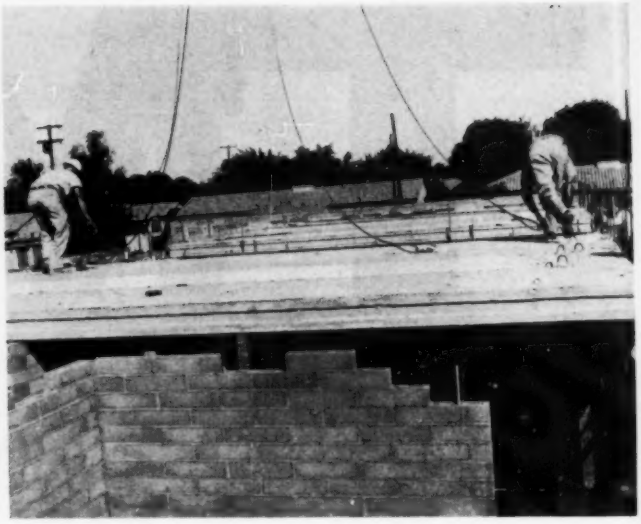
WHEREAS, it is common knowledge that Phoenix, Arizona is an oasis situated in the middle of a large desert area where the preservation of water is of major importance and the survival of this community depends on the conservation of water, and

WHEREAS, the major reason that Phoenix has continued to expand and increase in size is because Phoenix has been aware of the water shortage that has existed since its founding, and

WHEREAS, the installation of flush tank type commodes using as much as twice the amount of water necessary is detrimental to the conservation of our water supply, and

WHEREAS, as the excessive use of





Also being tested at the Phoenix project where masonry construction and flush valves are being used are precast floor and ceiling beams, shown being dropped in place in illustration above.

water will in a comparatively short time compensate for the extra cost of the original installation, and

WHEREAS, at the time trouble develops with a flush tank installation, water usually overflows and does considerable damage to personal property owned by the tenants, and

WHEREAS, the construction of low-rent public housing units in Phoenix are now to be of the two-story type and overflowing of water may cause a lot more serious damage than heretofore, and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Phoenix has given this problem due consideration and find that although the original flush type installation is more costly, in the long run it is more economical,

NOW, THEREFORE, BE IT RESOLVED by the Commissioners . . . that every effort be made to secure Public Housing Administration approval of the use of flush valve tanks in the construction of Project ARIZ 1-7.

MASONRY VS. WOOD

Project ARIZ 1-7 also pointed up the second instance where Phoenix' enterprise paid off. The agency's experience with masonry construction dates from 1940 to the present. Hence, writes Mr. Yanez, authority planners were "greatly surprised" when advised of a PHA directive issued in April 1958 that "cautioned" local agencies that construction greater than that required by local codes might have to be redesigned to conform to the more economical construction permitted. Reports Mr. Yanez: "In checking with the proper City officials, we found that the . . . local codes . . . would permit wood frame construction." However, as the agency was "thoroughly sold" on cement block construction, continues Mr. Yanez, ". . . we put forth every effort to convince [PHA] why we should stand by the products that had proven their worth." Authority commissioners again adopted a resolution—No. 278—making the agency's case for the use of block instead of wood frame construction and submitted it to PHA. PHA accepted the authority's recommendations.

Masonry Resolution

WHEREAS, the Housing Authority of the City of Phoenix, Arizona submitted . . . proposed development program . . . to the Regional Office of the Public Housing Administration . . . through its Executive Director and was subsequently approved with a total development cost of $2,421,712, and

WHEREAS, after conference between the officials of the Regional Office and the Local Housing Authority, the Architects for the . . . authority were instructed to proceed with the next stage of the drawings, being the "preliminary documents" for the said project . . . and

WHEREAS, the Commissioners of the Housing Authority of the City of Phoenix did subsequently receive under date of June 12, 1958, an air-mail letter from the Regional Office, setting forth the opinion . . . that investigation should be made of other methods of construction than that proposed by the preliminary documents, as to the most economical type, including materials permissible by the City of Phoenix Code, "presumably with wood frame walls, wood floor framing with wood finish floor and roof framing," and

WHEREAS, . . . our local code does permit of this type of construction in the location proposed for the development and therefore there is no building ordinance restriction to such construction, and

WHEREAS, the Local Housing Authority does point out to the Public Housing Administration officials that this method of construction is not the type of construction that has heretofore been used by this authority (of which Public Housing Administration is aware) for the last 12 years and is contrary to the generally accepted construction practices of this locality, and

WHEREAS, Phoenix, Arizona is not located in timber country thus necessitating importation of lumber at high prices and because of our climatic conditions is not a

long-life, low-maintenance type of construction, and

WHEREAS, this commission was appointed by the Mayor of the City of Phoenix to carry out the intent and policies of the United States Housing Act as passed by Congress . . . in the year 1937; with amendments thereto; wherein the *Declaration of Policy*, Section I, states *"Section* I. It is hereby declared to be the policy of the United States to promote the general welfare of the Nation by employing its funds and credit, as provided in this Act, to assist the several States and their political subdivisions to alleviate present and recurring unemployment and to remedy the unsafe and insanitary housing conditions and the acute shortage of decent, safe, and sanitary dwellings for families of low income, in urban and rural nonfarm areas, that are injurious to the health, safety, and morals of the citizens of the Nation" and further in *Definitions*, Section 2: "(1) The term 'low-rent housing' means decent, safe, and sanitary dwellings within the financial reach of families of low income, and developed and administered to promote serviceability, efficiency, economy, and stability, and embraces all necessary appurtenances thereto," and

WHEREAS, this commission has accepted this appointment in the spirit of the Act and feel that it is incumbent and obligatory on their part to carry out the intent of this Act, and provide "safe" housing, and

WHEREAS, with the above policies in mind, we feel that the construction of wood frame stucco buildings presents factors that are detrimental to the best interests of the Act in "safe dwellings" of "low-rent housing" for low-income families, because of possible fire-risk, the higher operating and maintenance costs that will accrue to the projects as result of the use of this type of construction, and

WHEREAS, we have been advised on good authority, that the increase of fire insurance alone will cost approximately $1,500 per year more than the insurance cost on the type of construction as proposed . . ., and

WHEREAS, Housing Authority

(Continued column one, page 380)

Personnel Exchange

POSITIONS AVAILABLE

A116—Renewal Coordinator

Clifton, New Jersey, with two renewal projects in the mill, is seeking to fill the position of urban renewal coordinator. The coordinator, under the direction of the city manager, will have complete responsibility for Title I operations—from filing of applications through execution—and, in addition, will supervise the local conservation and housing code enforcement program. Requirements: thorough knowledge of federal regulations, procedures, and practices; at least five years' experience in a relevant field, either in public employment or as a consultant (three in an executive capacity and one directly in renewal and/or housing code enforcement work); a degree in business or public administration, city planning, or related field, unless practical experience is in excess of eight years; good health. Also helpful: familiarity with city planning principles, sociology, land economics, relevant legal concepts, housing-site design, public works engineering, public health problems, census data, research sources and techniques. Contract fee for two initial projects open. Apply: Thomas F. Fenton, Personnel Officer, City of Clifton, Clifton, New Jersey.

A117—Redevelopment Director

Fort Wayne, Indiana (population: 150,000) is looking for an experienced redevelopment administrator for a newly created department of redevelopment, with broad powers to clear, replan, and redevelop deteriorated areas. The community primarily seeks someone with talent in the public relations field: public speaking ability is required; planning education is not, though some experience in renewal is believed essential. Civic groups in the community are enthusiastic about redevelopment possibilities: more than 80 such groups passed resolutions asking that the department be established. Salary open, depending upon qualifications. Apply: D. P. McDonald, Jr., Vice-president, Fort Wayne Department of Redevelopment, 913 Calhoun Street, Fort Wayne, Indiana.

A118—Renewal Planner

Valley Development Foundation, Inc.—an organization formed early this year by business interests in the Binghamton, New York area (see Oliver Winston "Personal," July-August JOURNAL, page 224)—is recruiting for a planner experienced in the urban renewal field. Position offers an unusual opportunity for a person with imagination and vision who is experienced in urban design and technically qualified in regional and urban planning. Starting salary is in the $12,000 range for a candidate who has the necessary training, experience, and professional interest to guide planning and development of a large regional area and an urban center of great potential. Apply: Oliver C. Winston, Executive Director, Valley Development Foundation, Inc., 626 Security Mutual Building, Binghamton, New York.

A119—Technical Adviser

A housing authority in a large southeastern city is looking for an engineer to fill the position of technical adviser for the technical and maintenance end of the communitywide low-rent housing program. Candidates should have thorough knowledge and experience in development, construction, and maintenance of public housing projects; must be familiar with preparation of plans and programs; and must be able to act as liaison between the regional Public Housing Administration office, the local housing authority, and architects and contractors. Civil engineering or architecture graduates preferred. Position is permanent. Submit resume of qualifications and salary requirement with application.

A120—Management

The New York City Housing Authority has available several housing assistant positions, open to college graduates; college students who will have earned their degrees by June 1960; or persons with two years of college training and two years' experience in real estate management, recreation, social work, or a similar field. Duties of housing assistants are to interview applicants, investigate and verify information, help in solving tenancy problems, collect rents, and assist in relocation function. Beginners' salary range is $4250-$5330; can advance to assistant housing managers, with salary range at $5750-$7190; then to housing manager, $7100-$8900; and, ultimately, to higher titles paying as much at $13,150. Taking a written test, scheduled tentatively for January 30, 1960, is a requirement (exam fee is $4). Applications may be secured from the New York City Department of Personnel, 96 Duane Street, New York 7, New York.

A121—Planner

Top technical planning position is open in San Leandro, California (population 66,000), a city that is part of the greater San Francisco Bay area. Requirements: bachelor's degree in a field basic to urban planning and a considerable amount of recent work experience in city planning, or a master's degree in city planning, along with some experience. Starting salary: $693-$841 per month, depending upon qualifications. Seeking to fill position as soon as possible. Contact: Personnel Office, City Hall, San Leandro, California.

A122—Renewal Director

An executive director is being sought to take charge of Joplin, Missouri's urban renewal program. Program involves a small pilot project, already approved, and a larger project, for which applications have been filed. Candidates should have experience in renewal; familiarity with federal regulations and applicable law; reasonable ability in public relations; some general knowledge in planning and engineering; leadership qualities. Starting salary: about $9000. Write: Hal R. Patterson, Chairman, Urban Renewal Authority, c/o Joplin Stockyards, Inc., P. O. Box 242, Joplin, Missouri.

POSITIONS WANTED

W53-Male, 35—Housing, Renewal

Candidate with training and extensive background in social and community group work, plus direct working know-

(Continued column two, page 379)

New Maintenance Products

SNOW MELTER

Melt NC chemical ice melter probably won't put the old snow shovel out of business. But what it *can* do is remove dangerous ice or snow more quickly than manual methods and, unlike some chemical snow removers, is said to do the job safely wherever the corrosion of metal and breaking of sidewalks and driveways must be reduced to an absolute minimum.

"NC" in the name stands for "non-corrosive" and "non-chloride," both features designed to prevent harm to the surfaces the chemical is likely to contact. The absence of calcium as well as chloride is planned to prevent damage to cement, concrete, and asphalt. The product is also said to be harmless to vegetation.

A small quantity of the granules can cover a large area effectively, says the manufacturer, since the chemical is 99.99 per cent active and possesses far greater thawing capacity than salt, particularly at low temperatures. The product will not absorb water from the atmosphere and will not stick to hands or disintegrate in the container.

Melt NC is a companion product to standard *Melt*, a faster acting snow remover containing a phosphate-type rust inhibitor, which is claimed to render it safe for automobiles, trucks, and other machinery. Standard *Melt* is more effective in extreme cold, melting ice effectively at temperatures in excess of 50 degrees below zero, according to the manufacturer.

Choice between the two snow removers depends on whether noncorrosiveness or speed is the primary consideration. Both *Melt NC* and standard *Melt* are described as having no messy residue.

Write: The Chem Industrial Company, 3784 Ridge Road, Brooklyn 9, Ohio.

PORCELAIN FIXTURE REPAIR FLUID

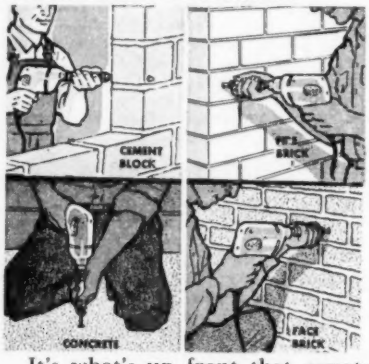
Tired of seeing nicked stoves and sinks that must remain in service for years more?

Now they can be repaired quickly with *Magic Fix-All Porcelain*, a white heat-resistant substance that can be applied directly from the tube to stoves, sinks, dryers, and other appliances.

The manufacturer indicates that no tools or skill are needed to fix scratches and nicks. The repair material is said to withstand heats up to 400 degrees Fahrenheit and to remain white.

For further information, write to Magic Iron Cement Company, Inc., 5403 Bower Avenue, Cleveland 27, Ohio.

MASONRY DRILL ATTACHMENT



It's what's up front that counts with this new accessory that attaches to the front of a regular heavy duty ¼-inch electric drill, enabling it to deliver the result of a high speed masonry impact drill. The *Ideal Rotary Impact Drill Attachment* provides two powerful, hammer-like blows with every revolution of the bit, cutting clean, fast holes in concrete, brick, tile, and cement block.

Heavy manual pressure is unnecessary, says the manufacturer, since mechanical "muscles" substitute for hard labor.

In addition to savings on the initial investment—earned by purchasing only a drill accessory or kit instead of a heavy electric or pneumatic tool—the attachment is said to make bits last longer and remain sharp and fast-cutting.

Clean, accurate holes are promised, because a clean, new bite on each impact shears off material without bind or drag.

Two models are available: one, intended for occasional work on masonry, comes equipped with a triangular shank that quickly inserts into the chuck of any ¼-inch drill motor; a second, for cases where jobs on masonry are done often enough to justify keeping a drill set up for this purpose, has a threaded shaft that screws directly into a ¼-inch drill motor head.

Both versions of the *Ideal Rotary Impact Drill Attachment* come equipped "up front" with what is called a Roto-Lock chuck, designed not to vibrate open, yet permitting bits to be removed easily by spinning back the locking collar. Either model may be purchased separately or as part of a kit including several bits, an adapter bushing, and a carrying case.

To obtain further information, including trade-in allowances, write: Ideal Industries, Inc., Sycamore, Illinois.

DISCARDABLE PAINT ROLLERS

The maintenance man's dream of discarding used paint rollers instead of cleaning them is no longer a luxury, according to the manufacturers of a new, disposable paint roller sleeve. Appropriately named *Chuk-away*, the new roller "costs less to replace than to clean a standard roller."

Using *Chuk-away* is heralded for eliminating the expense, potential danger, and storage space consumption of roller cleaning solvents, as well as labor needed to clean rollers.

Manufactured of plastic foam, the roller is said to use paint sparingly, doing an excellent job on all oil and latex paints and varnishes. It promises an exceptional job on enamels, distributing them as if they were sprayed.

Chuk-away can be used with any standard 7-inch roller handle. The manufacturer also makes a 7-inch handle featuring a scratch-proof, rolled-edge end-cap.

All sleeves and handles come packaged in plastic film bags, insuring that the rollers remain clean and dust-free until they are used.

In addition to the standard sleeves, there are two special industrial sizes available: 9 inch, for the rapid covering of large areas, and 3 inch, for hard-to-reach surfaces. When writing the manufacturer, it would be best to specify any interest in these two industrial sizes, since they are not always included in general price lists.

Write: Harry Serwer, Inc., 271 North Avenue, New Rochelle, New York.

New Construction Products

PERMANENTLY PAINTED SIDING

A new siding, combining the durability of Masonite with the permanent good looks of baked-on enamel paint, is said to be impervious to just about everything—including rain, snow, hail, water vapor, and other moisture; termites, moths, and bugs; splitting, scaling, cracking, blistering, and peeling.

Carrying a 20-year warranty, *Enamo-Bord Lifetime Siding* is manufactured of fir, redwood, and cedar fibers with waste cellulose removed, while plastics, resins, and adhesives are added to the natural wood preservatives. The resultant material, resilient and free of knots and grain, is tempered to make it puncture-resistant; wax-impregnated for additional waterproofing; and processed for fire-resistance.

Three coats of specially prepared Dutch Boy enamels are baked on, making painting permanently unnecessary. Insulating qualities are also claimed for the highly glossy finish.

Enamo-Bord comes in 8- and 12-inch panels, 4, 8 or 12 feet long. Larger panels, to reduce the number of joints and labor costs, are available, on special order in sizes up to 4 by 8 feet. The manufacturer emphasizes that all measurements are true cut. The siding can be nailed up in the conventional manner or can be applied with no nails showing, using aluminum channeling.

Three patterns are available: horizontal shingle; vertical tonge-and-groove; or completely smooth. Standard colors are red, brown, green, grey, and off white, with others available on special order.

To obtain samples and literature, write: Enamo-Bord Products, Inc., 2626 East Trent, Spokane, Washington.

BUILT-IN PAINT JOB

Besides making life cheerier for the man with the trowel, *Colorway Plaster Colors*, which are mixed directly with plaster, provide walls and ceilings with initial color without the labor required to apply a separate coat of paint.

The manufacturer also makes *Dust-on Colored Concrete*, which is worked into fresh concrete, infusing it with deep, outdoor-type colors.

Eighteen different plaster colors are available, all described as nonfading and easy to use. The formula contains a mixture of non-fading chrome colors and acid-and-alkali-resistant oxides. Economical 100-pound bags are sold for large jobs, while handy 5-pound bags enable the user to proportion color easily to each working batch of plaster.

Although it is recommended that a large enough batch be mixed at one time to finish a room, the manufacturer promises that shades of different batches will match if mixed in identical proportions. Even the amount of water is important in this regard, since a very wet batch will result in stronger color.

Average coverage is six to ten square yards per hundred pounds of plaster; five pounds of *Plaster Colors* are used for every 200 pounds of plaster.

For coloring concrete, *Dust-on* is sprinkled on the freshly poured and leveled concrete after it has stiffened and all excess water has evaporated. Two applications are used and the powder is then worked into the surface with a wood float. A half pound covers one square foot of concrete. The material is available in 15-pound and 50-pound drums.

Write: Tamms Industries Company, 228 North LaSalle Street, Chicago 1, Illinois.

Free Literature

ALUMINUM FINISHES

Once a decision is reached to use aluminum for window frames, flashing, or siding, the next problem is: What finish should be applied to the metal—which finish best suits the purpose . . . is most corrosion-resistant . . . offers lowest maintenance?

Finishes for Aluminum, a 28-page booklet by Reynolds, aims "to provide information needed to select the best finish for a particular application." The most widely used surface finishes, their characteristics, and the processes by which they are made, are described in this booklet.

Write: Editorial Services, Reynolds Metals Co., Richmond 18, Virginia.

SHINGLE CATALOG

Color reproductions of 11 shingle types, varying in color or texture, but all carrying the Underwriters' Laboratories Class "A" fire safety rating, are shown in a 12-page brochure that lists specifications for the shingles. The booklet transmits some of the thinking about safety and style that went into the design of *Carey Fire-Chex Shingles*.

Request: *Carey Fire-Chex Shingles—Form 6418* from The Philip Carey Manufacturing Company, 320 South Wayne Avenue, Lockland, Cincinnati 15, Ohio.

LUBRICATION HANDBOOK

Phillips 66 Handbook of Lubricants and Their Application contains over 30 pages of information on *Phillips 66* products and their recommended uses. Topics include automotive, industrial, and miscellaneous applications and simplified uses for industrial lubricants. Tables describe product characteristics.

There may be a delay before mailing, says the company, since the booklet is being revised at present; however, all requests will be kept until the brochure can be mailed.

Write: Phillips Petroleum Company, Sales Department, Bartlesville, Oklahoma.

BUILDING MAINTENANCE MANUAL

Sanitary Engineer Building Manual, recently published by the makers of Johnson's Wax, is a handy "how to" guide for either day-to-day maintenance chores; the big once-every-so-often jobs; or even some emergency operations.

Emphasis in the 27-page booklet is on floor finishes, care, and maintenance but there are also sections on general cleaning, washroom cleaning, window cleaning, furniture care, care of equipment, stain removal, safety. Special features: (1) a chart listing 16 common maintenance problems, along with the cause, cure, and prevention of each; (2) a "Floor-Type Chart," which catalogs the various flooring materials in use today; what to expect of them in the way of durability; how to care for them.

Write: S. C. Johnson & Son, Inc., Sales Office, 222 West North Bank Drive, Room 1477, Chicago 54, Illinois.

TO SPEED YOUR INQUIRIES . . .

You'll notice that addresses of manufacturers are given with every new product item. Since June, the JOURNAL has invited readers to write directly to the manufacturers, hoping that this direct contact would help readers receive information quickly.

When writing manufacturers, please don't forget to say you learned of the product through the JOURNAL OF HOUSING, 1313 East 60th Street, Chicago 37, Illinois. If you make a purchase as a result of your inquiry, a further "plug" for JOH may stimulate the firm to advertise. *Your* JOH appreciates your help.

PRIME AND PERTINENT

Prepared by Marion Massen

A BACKLOG OF BOOKS we should be telling you about fills our shelves. More were added as a result of holding the Combined Publishers' Exhibit at NAHRO's 26th national conference, where about 35 bookhouses showed. So, to keep abreast of the tide, this month's column omits the usual lead-off; instead gives "shorts" on as many books as we can cram in.

NEW FOR RIS SUBSCRIBERS

Special mailings to full-rate subscribers to NAHRO's Renewal Information Service during the past month. Copies may be available to others directly from originating source.

ANNUAL REPORT 1958: Department of City Planning, City of Chicago. 1959. 38 pp. Apply to Ira J. Bach, Commissioner of City Planning, City of Chicago, City Hall, Chicago 2, Illinois.

STREET FURNITURE, by Barbara J. Melnick. Reprinted from *Progressive Architecture* for July 1959. 3 pp. Apply to James Scheuer, City and Suburban Homes Company, 130 East 59th Street, New York 22, New York.

AN OPPORTUNITY TO CREATE A MORE LIVABLE STOCKTON. 1959. Redevelopment Land Sale Promotion Folder. Redevelopment Agency of the City of Stockton, 124 N. El Dorado Street, Stockton 2, California.

PEACH-SASSAFRAS URBAN RENEWAL PROJECT AREA, CITY OF ERIE. 1959. Redevelopment Land Sale Promotion Folder. Redevelopment Authority of the City of Erie, 604 Palace Hardware Building, Erie, Pennsylvania.

DESIGN

DESIGN AND THE PRODUCTION OF HOUSES, by Burnham Kelly and Associates. ACTION Series in Housing and Community Development. 1959. 428 pp. $10. McGraw-Hill Book Company, Inc., 330 West 42d Street, New York 36, New York.

Microscope on the housing industry today—mainly the single-family dwelling producers—to relate the role of design to materials and production, marketing, finance and controls, land development, and the labor picture. Among the architect-experts probing: Carl Koch, panelist at 1959 NAHRO conference; Hideo Sasaki, on land development and design; and Burnham Kelly, on building and land use controls and their effect on large-scale producers of housing who want to introduce innovations.

A HISTORY OF MODERN ARCHITECTURE, by Jürgen Joedicke, translated from the German by James C. Palmes. 1959. 243 pp., illustrated. $10. Frederick A. Praeger, Inc., 15 West 47th Street, New York 36, New York.

For those interested in learning how today's architecture emerged, influenced by freedom given through new construction methods and changing functions of buildings, and how the author, an architect and teacher, evaluates the contributions of living architects considered among the "giants" in Europe, South America, and the United States. Good collection of 500 photographs.

Main moral: "Modern architecture has given proof that new values can be found by boldly grasping our technical resources and applying them with perception. Nowadays the creative artist and the technical theorist are no longer in opposition . . . but form the piers upon which the arch of our present-day architecture is supported."

MASTERWORKS OF INTERNATIONAL APARTMENT BUILDING DESIGN, by F. R. S. Yorke and Frederick Gibberd. 1959. 211 pp. $12.50. Frederick A. Praeger, Inc., 15 West 47th Street, New York 36, New York.

Satisfying picture-book round-up by two well-known British architects, featuring mainly high-rise apartment house buildings designed with a sense of community and neighborhood rather than just as a multiple dwelling. Examples—from all of Europe (including Scandinavia), Israel, South Africa, South America, and U.S.A.—show photographed exteriors and, in many cases, interior diagrams; captions carry detail on type of construction, heating, etc.

APARTMENTS AND DORMITORIES, by the editors of *Architectural Record*. 1958. 232 pp. $8.95. F. W. Dodge Corporation, 119 West 40th Street, New York 18, New York.

Survey, with photograph and diagram illustration, of 53 multiple-dwelling projects built between 1950 and 1958 in United States and other countries, chosen, as above, for their contribution to social and economic needs of the community in terms of design, site utilization, and long-range planning. Architects and planners specializing in "multiplex" building with ideas for cutting costs and improving design contribute essays. A generally helpful report to have around for reference.

HUMAN RELATIONS

THE MANAGEMENT OF NEIGHBORHOOD CHANGE. Abridged Proceedings of City-wide Workshop April 10-12, 1959, College Camp, Lake Geneva, Wisconsin. 1959. 37 pp., multilithed. Single copy free as long as supply lasts. Apply to The Chicago Commission on Human Relations, 54 West Hubbard Street, Chicago 10.

Leaders from four Chicago communities, all racially changing, presented problems arising—block busting among them—which were analyzed by four specialists: a sociologist, a real estate economist, a psychologist, and a minister. Community organization emerged as an important recommended weapon.

RESEARCH REPORT ON INTEGRATED HOUSING IN KALAMAZOO: A Project of the Center for Sociological Research of Western Michigan University. No date. 30 pp. Apply for copy to W. E. Upjohn Institute for Community Research, 709 South Westnedge, Kalamazoo, Michigan.

Survey made to inform people of this medium-sized city as to the character of their mixed housing areas. (It is claimed that Kalamazoo has not, up to now, had really segregated housing, in part because of small Negro population.) Shows, among other significant findings, that the mixed neighborhood does not cause lowering of property values. Documentation is from sales figures and comparisons with all-white neighborhoods, personal opinions of residents, and assessors' figures.

WHAT'S RIGHT WITH RACE RELATIONS, by Harriet Harmon Dexter. 1958. 248 pp. $4. Harper & Brothers, 49 East 33d Street, New York 16, New York.

Two of the 20 chapters of this assembly of facts showing improvement in race relations over the country during recent years deal with housing. The whole composite of aspects discussed—schools, labor, transportation, voting, churches, etc.—is worth reading, to gain perspective on what is happening of a positive nature.

THE HOUSING STATUS OF MINORITY FAMILIES, LOS ANGELES, 1956, by Fred E. Case and James H. Kirk. 1958. 78 pp., mimeographed. No price listed. The Los Angeles Urban League, 3839 South Western Avenue, Los Angeles 62, California.

Survey made to inform and interest builders and lenders on the housing market potential among Negro, Mexican-American, and Oriental-American families in central Los Angeles showed that: (1) majority could afford to buy in the $11,000-$12,000 range and many would like to buy rather than rent; (2) they would prefer to move into mixed areas rather than live in a close cultural or racial group; (3) those who have bought and are repaying on mortgages offer proof that families in these groups are reasonably good mortgage credit risks; (4) before many of them can take on a mortgage, debts owed on installment contracts and other loans and commitments need to be cleared.

MANAGEMENT

TYPES OF FAMILIES LIVING IN BALTIMORE'S LOW-RENT PROJECTS, 1951-1957. Research and Analysis Division, Baltimore Urban Renewal and Housing Agency. 1958. 20 pp. Baltimore Urban Renewal and Housing Agency, 709 East Eager Street, Baltimore 3, Maryland.

Fourth gathering of data on Baltimore's public housing families. Finds that in 1957 trend toward increasing proportion of broken families appeared to have leveled off.

CITIZEN PARTICIPATION

A CITIZEN'S GUIDE TO HOUSING AND URBAN RENEWAL, by Dorothy S. Montgomery and others. 1959. 142 pp., mimeographed. $2 (25 per cent discount on 10 or more copies). Philadelphia Housing Association, 1717 Sansom Street, Philadelphia 3, Pennsylvania.

Reference book (to have annual supplements) for Philadelphians, centralizing information on the many agencies involved in the city's urban renewal program, introduced by a brief overview of what urban renewal is and where citizens come in.

Good example of kind of "manual" many cities need for informing their residents about the total local urban renewal picture. Agencies themselves can help prepare the material—may find out facts they didn't know themselves!

CITIZENS IN URBAN RENEWAL, prepared by G. Yates Cook. 1959. 40 pp. Single copy available on request without charge; additional copies 25 cents each, to defray portion of reprint cost. Urban Renewal Division, Sears, Roebuck and Company, 925 South Homan Avenue, Chicago 7, Illinois.

Handsome and helpful idea-packed pamphlet dealing with ways of stimulating citizen support and action for revitalizing neglected neighborhoods through urban renewal. The "how to do it" ideas extend from creating community concern on through fact finding, organizing for operation, picking a pilot project, intensifying individual interest, cultivating civic consciousness, and protecting property improvement (each of these facets of the subject are a title of a section of the pamphlet). The advice is based on real cases from such cities as Kansas City, Oakland, Baltimore, Philadelphia.

URBAN DESIGN

PLENTY OF ACTION: Suggestions for the City Square, by Grady Clay. Reprint from *AIA Journal* for September 1958. 36 pp. 25 cents a copy, with minimum order 10 copies. Order from Grady Clay, c/o *The Courier-Journal*, Louisville, Kentucky.

Mr. Clay, Louisville newspaperman who is also associate editor of the magazine, *Landscape Architecture*, visiting as a pedestrian the downtown "centers" of a dozen or more cities, makes some sharp cracks and a few commendatory comments about various spots that gave his eye offense or pleasure. Among the latter: concealment of parked cars behind brick walls in the Vieux Carré of New Orleans; catering to the pedestrian in Maiden Lane in San Francisco. He's plumping for more designer- and planner-sensitivity for the human scale, outdoor comfort, and other enjoyables in the city square. His ideas are worth a look.

DOWNTOWN TASK FORCE, by Portland (Maine) Planning Board. 1959. Part 1: The Businessman's Viewpoint, 17 pp., $1; Part 2: The Shopper's Viewpoint, 21 pp., 50 cents; Part 3: Land Use, 21 pp., $1. All multilithed. Greater Portland Chamber of Commerce and Portland Planning Board, Portland, Maine.

Neat and particularly clear presentations of surveys of (1) the businessman's impression of downtown problems and willingness to help work on planning solutions; (2) how consumers from five representative areas felt about downtown as a shopping place and what disadvantages should be eliminated; (3) how Portland's downtown is used in terms of land and functions, and the physical condition of its buildings, as background for future planning.

THE SELECTION OF RETAIL LOCATIONS, by Richard Lawrence Nelson. 1959. 422 pp. $9. F. W. Dodge Corporation, 119 West 40th Street, New York 18, New York.

Represents 20 years of experience in surveys and market study on store and shopping center location and other real estate research and gives the principles of site selection, methodology for estimating sales, and the Nelson-devised rule of retail compatability. Helpful to developers and redevelopers.

URBAN PROBLEMS AND TECHNIQUES: A Forum on Technical Problems in an Expanding Urban Society, No. 1. Edited by Perry L. Norton. 1959. 249 pp. $3.65 soft bound; $4.50 library edition. Chandler-Davis Publishing Company, P.O. Box 36, West Trenton, New Jersey.

First of a series of publications designed to provide an outlet for detailed discussions of major urban problems and techniques for solution. Cross-fertilization among the professionals is an objective. Among essays in this volume: "The Planning Aspects of Annexation and of Service Areas," by Maxine Kurtz; "Techniques in Central Business District Research," by Raymond E. Murphy; "The Planning Consultant Looks at '701'," by Herbert H. Smith, of special excellence.

JOURNAL OF THE AMERICAN INSTITUTE OF PLANNERS, February 1959 issue. $1.50. The American Institute of Planners, Suite 410, 2400 Sixteenth Street, N.W., Washington 9, D. C.

Valuable for three feature articles: "The Slum: Its Nature, Use, and Users," by John E. Seeley (partly distillation of his well-known Indianapolis study, *Redevelopment: Some Human Gains and Losses*); "The Deserted City," by Paul N. Ylvisaker; and "The Human Implications of Current Redevelopment and Relocation Planning," by Herbert J. Gans (some new proposals for procedural changes in relocation).

RELOCATION

RELOCATION IN CHICAGO: Annual Report 1958. Tenants Relocation Bureau, City of Chicago. 24 pp. No price listed. Apply to Tenants Relocation Bureau, City of Chicago, 320 North Clark Street, Chicago 10, Illinois.

Besides the year's activity, summarizes relocation information 1948-1958. Makes possible some interesting comparisons of relocation activity for this city, whose housing and redevelopment-renewal program has been steaming along at a steady pace.

"221" — THE PROGRAM NOBODY KNOWS, by John H. Haas. 1959. 23 pp. $1. Metropolitan Association of General Improvement Contractors (MAGIC), 1522 Connecticut Avenue, N.W., Washington 6, D. C.

A handbook that it would be well to hand builders, investors, contractors, and home owners in urban renewal areas to whet their appetites for work on rehabilitation and relocation housing. Enthusiastically explains the advantages resulting from revisions in Section 221 of the new Housing Act of 1959; also warns against some operational pitfalls. Written by a man who is active in housing rehabilitation himself.

PERSONNEL EXCHANGE

(Continued from page 375)

ledge of housing and urban renewal programs, seeks a related post in public housing or renewal fields. Presently heads up a joint school activity-public relations program for a large-city, multi-agency community welfare organization. Work involves staff liaison with local school officials on all levels; coordination of health and welfare objectives with school programs; production of publications, visual aids for classroom use. Also works on Community Chest campaigns, related contests; handles extensive outside-agency work. Prior background includes positions as program director for settlement house; direction of a boys' camp. Candidate has also volunteered extensive civic service as president of federation of settlements; chairman, board, and committee member of groups studying local housing and renewal problems, promoting related legislation and community acceptance of programs. Candidate is married and is available immediately.

W54-Male, 51—Housing, Renewal

Over 30 years' career experience has included top research, teaching, and administrative posts with public and private social work agencies and in the field of public housing. Responsibilities covered planning and administration of research programs; lay, professional community organization work; administration of functional programs. Also has had seven years manufacturing and marketing experience in private business. Presently serves as a consultant in social work research, community organization, administration and program analysis for social agencies in a large metropolitan area.

Specific experience: director, for five years, of a federal housing agency statistics division. Duties involved planning, directing, coordinating central office statistical work; compiling, analyzing, interpreting data and preparing reports on all phases of public housing for operational, budgetary, congressional, public information purposes. Also directed research and statistics branch for a large-city public welfare organization; saw extensive service as director of war relief field service and resettlement programs; has taught social work and community organization. Candidate has bachelor and master's degrees, is married and a family man.

W55-Male—Race Relations

Candidate with long experience in the field of education, both as a teacher and administrator, is seeking to get into housing and urban renewal, particularly in work dealing with race relations and/or relocation. Has indirectly been connected with the renewal field for around two years through membership on an advisory committee providing information and suggestions on cultural and socio-economic factors connected with a local housing authority's urban renewal program. Candidate currently is supervisor with a state department of education; in the past, he has been principal, teacher (largely of social studies at the high school level), and athletic director with schools in several communities. A graduate of A. M. & N. College, applicant has master's degrees from Fisk and Columbia universities and has completed almost all requirements for a Ph. D. in education at Columbia. He has been the recipient of several awards and honors—including a Rosenwald Fund fellowship and a General Education Board fellowship—and has authored articles for publication in the education field.

THE JOURNAL OF HOUSING
Published by
The National Association of Housing
and Redevelopment Officials
1313 East 60th Street, Chicago 37

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Return postage guaranteed

PHOENIX—

(Continued from page 375)

Bonds are used to construct this project, such bonds are based upon a 40-year retirement, therefore the project shall have a similar life. In our opinion, the sum of $1500 per year for a period of 40 years creates an excessive operating charge without consideration to the interest on the sums annually spent and if construction costs and replacement values continue to rise in the future as they have over the past several decades, the sum of $1500 annually will not be sufficient to cover the fire [loss] and extend coverage premiums, and

WHEREAS, the depreciation and economic life of buildings of this type of construction is such that it would have (without excessive maintenance cost) a life of 25 years which is inconsistent with issuance of 40-year bonds, in contrast to the type proposed which is assured a 50-year life with low maintenance and insurance expenditures annually, and

WHEREAS, Phoenix, Arizona, is subject to termite infestation, and these insects have and do cause damage to wood structures. Therefore, the lumber used in the construction must be termite-proofed at an additional cost of $42 per thousand board feet, and

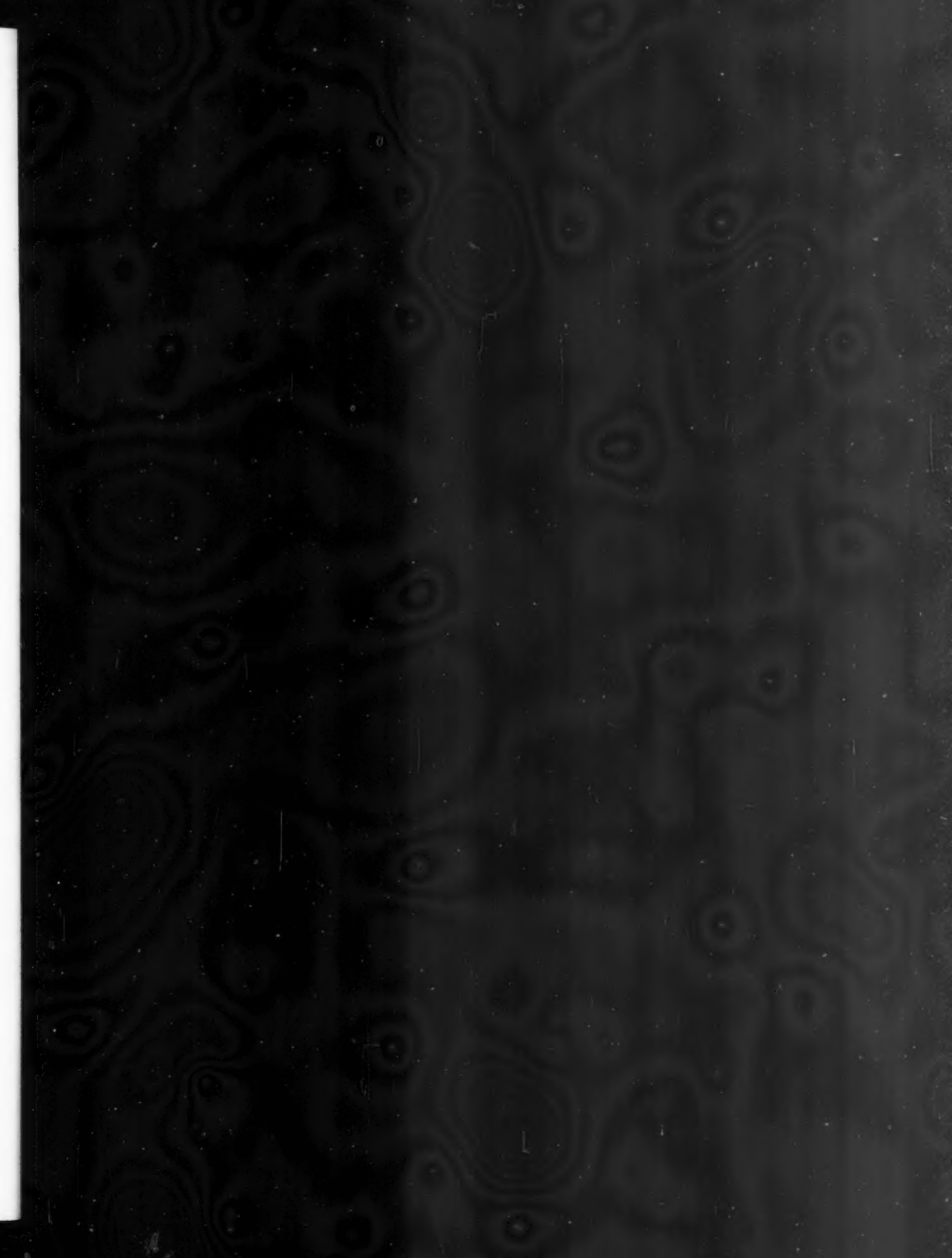
WHEREAS, because of extreme dryness and high temperature prevailing in Phoenix, timber shipped from more humid localities, even though kiln dried . . . will continue to dry in this climate, thereby causing considerable checking and shrinkage of the wood, with consequent repairs and upkeep, and

WHEREAS, it can be expected that the tenants who will occupy the units in this project will not give a pride of ownership care. It can be expected that rough usage will be the rule in this class of rental structure. Our architect states: "It is probable that wood framing covered with drywall type of finish will be subject to very high depreciation." This has been demonstrated by the structures (temporary dwelling units T.D.U.) that were built during World War II and the consequent paintings and repairs becomes a continual maintenance expense, and

WHEREAS, because of the climate and the high temperatures that prevail during eight months of the year, economy and comfort requires that the exterior walls and roof shall be insulated at an additional expense. To eliminate transmission of sound between first and second floors, it will be necessary to provide a sound insulation barrier on all second floor construction over the first floor, and

WHEREAS, because of the materials used in the structure (inflammable vegetable products) they would be subject to destruction by fire which could result in loss of life and, under certain possible conditions, subject the entire development to destruction, and

WHEREAS, tentative cost investigations and analysis by our architect . . . does not indicate that this type of construction will make a first-cost saving, but certainly will, in the life of the building, create high maintenance costs, and

WHEREAS, the type of (mineral) construction proposed by the preliminary drawings does not indicate a long-life structure of low depreciation, low insurance costs, low maintenance cost with no structural fire hazard: buildings with an economic life of 50 years which will exceed by 10 years the date of the bonds.

NOW, THEREFORE, BE IT RESOLVED, that the commissioners of the Housing Authority of the City of Phoenix, Arizona, do respectfully advise that on the Development of Project ARIZ 1-7, they do not wish to use wood frame construction. . . .